

TO LET

>D KirkbyDiamond



Buildings 113, 114, 146 & 300
Bedford Technology Park
Thurleigh Road
Thurleigh
Bedford MK44 2YP

Choice of 4 Buildings Providing A Range of
Office, Workshop, Storage & R & D Facilities

From 1,196 - 8,669 Sq Ft (111.1 – 798.8 Sq M)

- Open Plan & Private Offices
- Single & 3 Phase Electrics
- Kitchen & Staff Facilities
- Ladies & Gents WC Facilities

Location

The premises are located on Bedford Technology Park some 8 miles north of Bedford just off the A6.

The A6 provides a direct link to the A45 to the north and the A421 to the south.

Description

The premises comprise of 1 detached two storey unit (114) and 3 interlinked buildings (113, 146 & 300) which provide a range of office, workshop, storage and R & D facilities being potentially suitable for a wide range of uses.

The accommodation is to be found in very good condition and provides quality office accommodation, meeting rooms and additional workshop space and a staff facilities.

There is also excellent on site car parking.

Building 113 offers predominantly offices and R & D accommodation.

Building 114 has storage and workshop space to the ground floor and quality offices to the first floor. It is also self-contained.

Building 146 provides storage and R & D space.

Building 300 is ideal for storage and workshop use.

Terms

The premises are to be let on new effective full repairing and insuring terms at a rent of £20 per square foot exclusive.

The rent is inclusive of Business Rates and estate maintenance. Gas and electricity are charged separately.

Accommodation

GIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Building 113	299.3	3,222
Building 114	256.1	2,756
Building 146	111.1	1,196
Building 300	133.3	1,495
Total	797.8	8,669

Areas quoted are approximate and should not be held as 100% accurate.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

Andrew Clarke

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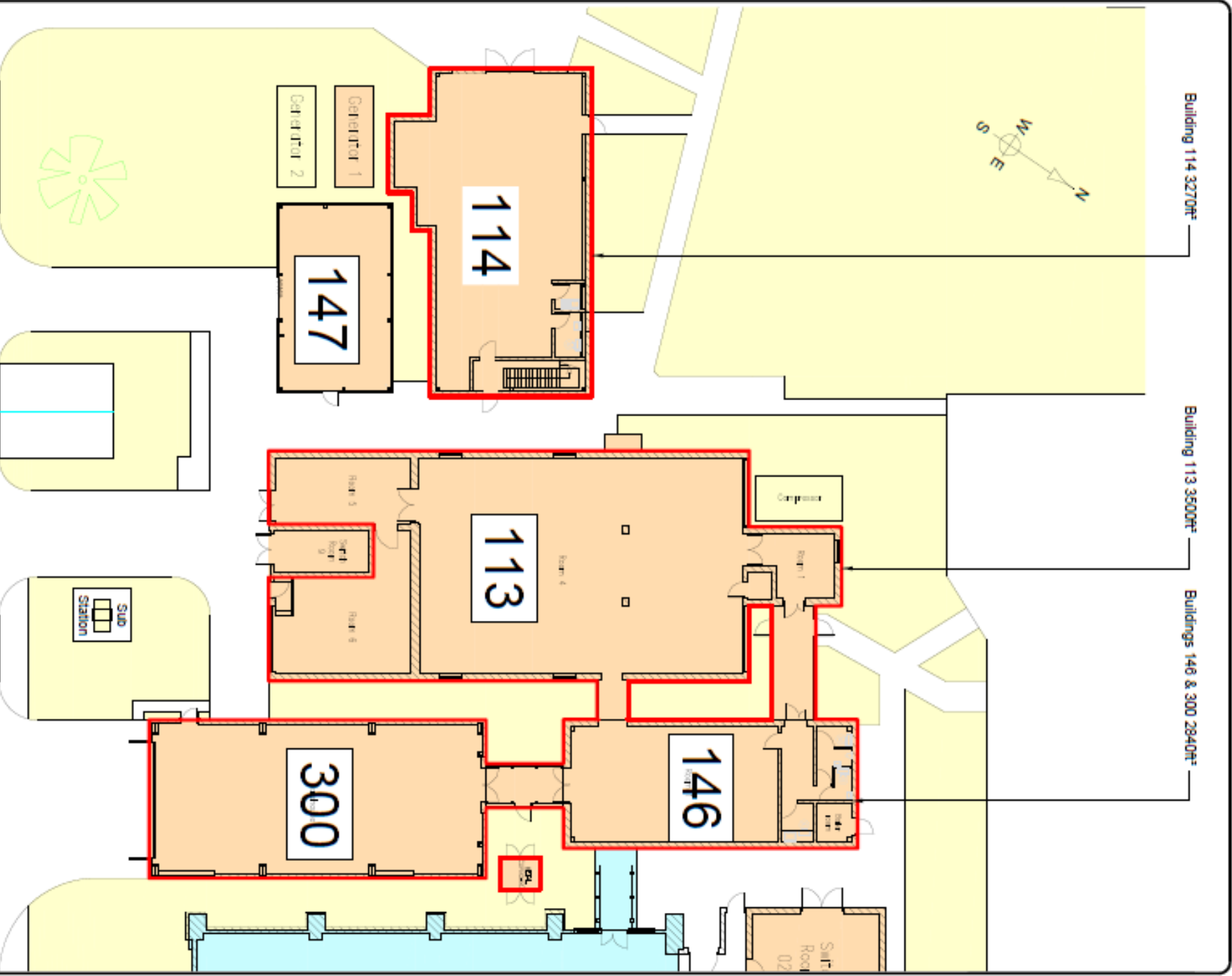
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