## TO LET

# >D Kirkby Diamond



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.

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