

01480 451578

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Serviced Offices - TO LET

Eddisons

Incorporating Barker Storey Matthews



**THE KNOWLEDGE CENTRE, WYBOSTON LAKES, WYBOSTON,
ST NEOTS, CAMBS MK44 3BA**

Rent: On Application

Size: On Application

- Easy in easy out flexible office space
- All inclusive price
- Free on-site parking
- All offices feature comfort cooling

LOCATION

The market town of St Neots has a current population of about 31,165 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north-south communications, and the A14 (A1/M1 link) lies 8 miles to the north. There is a main line railway station with a frequent service to Kings Cross.

Wyboston sits on the outskirts of St Neots and therefore comes under the banner of Bedfordshire. The property sits within the Wyboston Lakes complex which is situated by the side of the A1 (north and south) and A428 (to Cambridge).

DESCRIPTION

The subject property offers prestigious modern office suites with all inclusive pricing, with easy access to Milton Keynes, Peterborough, Bedford, Cambridge, Stevenage and London.

The Knowledge Centre benefits from a high IT specification, featuring high speed broadband. The offices are available furnished (subject to negotiation) or unfurnished. The property also benefits from each office being comfort cooled, with a central reception and spacious waiting area.

Separate meeting room facilities are available on site (subject to availability), with generous parking available for free.

Tenants of the Knowledge Centre also benefit from discounts on the following:

- On site hotel
- Restaurant and bar
- Conference venue/Function rooms
- Health and fitness club
- Golf course
- Team day activities

The offices start from 154 sq ft which would fit 2 or 3 people. Offices can be linked together to provide space for in excess of 35 people if required (subject to availability).

LICENSE FEE

The License Fee includes:

- Flexibility
- Broadband
- Office services (security, general maintenance, insurance, energy costs, cleaning, water and business rates)
- Modern voicemail, call transfer, conference calling and DDI numbers.

- Reception services
- Comfort cooling
- Meeting space
- Post handling, IT support, and outside catering, can also be provided at an additional charge.

LEGAL COSTS

Each party to cover their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
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150 High Street, Huntingdon,
Cambridgeshire
PE29 3YH
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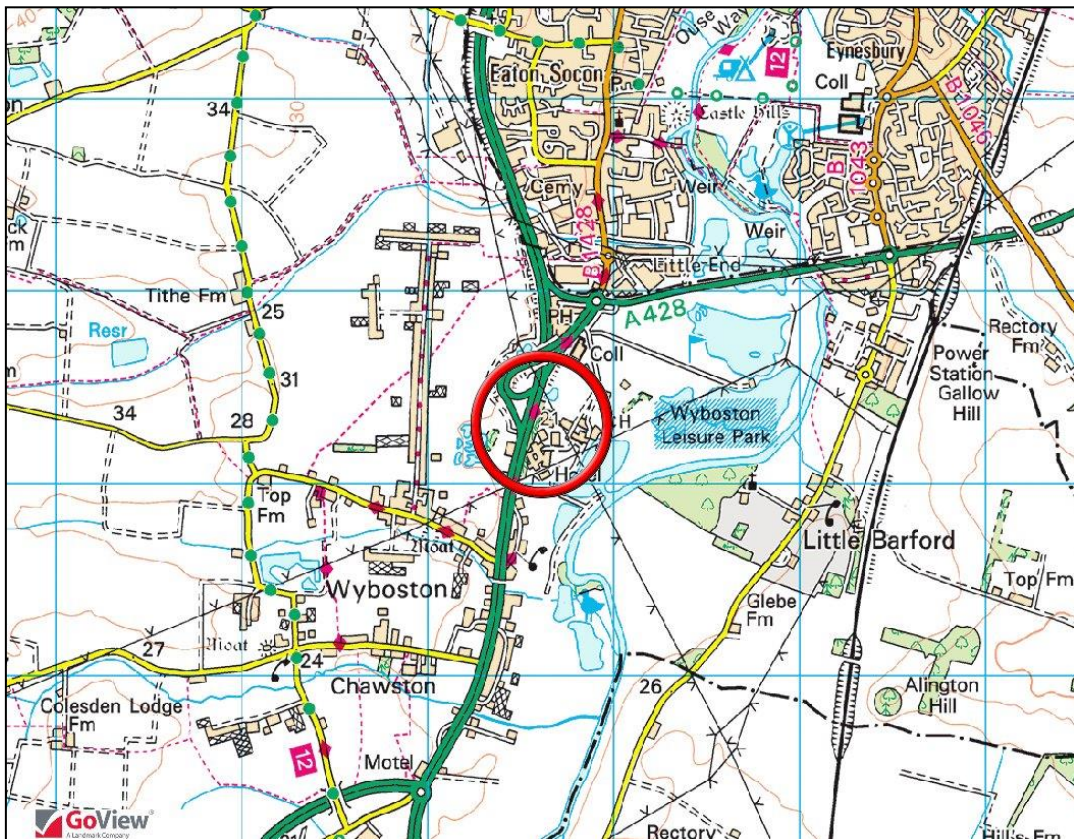
For more information, visit eddisons.com
T: 01480 451578

Important Information

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