

TO LET Office/Research & Development & Light Industrial Premises



194 – 10,313 sq ft (18.0 – 958.1 sq m)

Building 17, Twinwoods Business Park, Thurleigh Road, Milton Ernest, Bedford, MK44 1FD



Bedford Town Centre approx. 6 miles



Good access to the A6



Bedford Railway Station approx. 6 miles



Individual & Open Plan Offices On Ground & First Floor, Workshop On Second Floor
Telecoms, Central Heating System, Double Glazed Windows, Single & 3 Phase Electrics



On Site Parking



Rent will be by negotiation & dependent on the accommodation to be taken



Location

- Located on Twinwoods Business Park to the North of Bedford
- Good access to the A6




Description

- Building 17 is constructed over 3 floors and offers individual office rooms to entire floors which provide highly flexible accommodation suitable for a variety of uses, including Research & Development, Design Studios, Light Workshop & Traditional Offices



Specification

- Central Heating System
- Single & 3 Phase Electrics
- Double Glazed Windows
- On Site Parking
- EPC Rating – E (115)



Floor Area (Gross Internal Area)

Ground Floor:	388.5 sq m	4,182 sq ft
First Floors:	776.6 sq m	8,360 sq ft
Second Floor:	958.1 sq m	10,313 sq ft

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



Terms

- Leasehold: By negotiation
- Service charge: Applicable
- VAT: Applicable
- The premises are to be let on a new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security provisions of the 1954 Landlord & Tenant Act



Business Rates

- Rateable Value: TBA

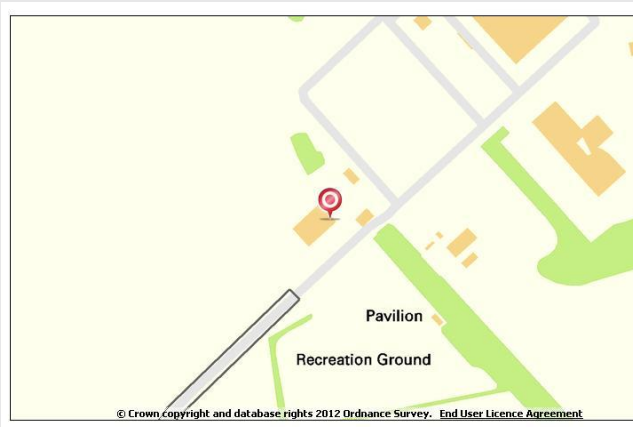
Interested parties are advised to make their own enquiry.



Viewing

Andrew Clarke
01234 905130
andrew.clarke@kirkbydiamond.co.uk

Nathan George
01234 905134
nathan.george@kirkbydiamond.co.uk



Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.



the mark of
property
professionalism
worldwide

