

Serviced Office Space UK

The Exchange

Sharnbrook MK44 1LZ



Located 9 miles north of Bedford just off the A6, the centre is situated between Oxford and Cambridge and is centrally located with good access to leading universities and internationally renowned science, research and high technology industries. Easily accessible from the A6, M1/J13 and only 20 minutes from Bedford mainline railway station and 40 minutes from Luton Airport. Set in 100 acres of beautiful parkland, the mix of modern facilities within this historic setting results in an impressive and highly versatile venue.

Opened in 2011, this is a 54,000 sq ft state-of-the-art centre. Incorporating over 25,000 sq ft of flexible office and laboratory space, a range of suites can be provided and configured to meet your precise requirements. This centre offers a wide range of offices and laboratories, from units fully fitted out and ready to be occupied, to open-plan areas to be configured to suit your specific requirements. The highly competitive all-inclusive rent gives you certainty and convenience allowing you to focus on your core business. This centre offers flexible easy-in/easy-out terms in a simple agreement. The exciting catering facility, Java Cafe, offers a comfortable environment and a perfect place to relax and entertain. Excellent sports (fitness centre, golf course and squash courts), social and childcare facilities and catering services for meeting and conference rooms are available too. The all-inclusive rent is set to include rent, rates, utility charges, service charge, buildings insurance, cleaning, waste disposal, reception, postal services, security, kitchenette plus scientific and business support services.

transport links

Underground	N/A
Train Station	Bedford
Road Link	N/A
Airport	London Luton Airport

Serviced Offices