



*Business.
Innovation.
Community.*



Space to Grow

High Quality Serviced Offices

Space to Succeed...

Located at the gateway to Bedford's most prestigious business park, the i-lab has a tremendous commercial presence. But, with spaces from 160ft² for 1 to 2 people, up to 1300ft² for 20+ people, is flexible and affordable enough to accommodate all your requirements.

Bedford i-lab is not only about space; it is home to a vibrant and well integrated community of like-minded people which, coupled with the inclusive business support activities, makes it a winning addition to your team.



Location

Bedford i-lab is situated on the A421 bypass connecting the M1 (J13) and the A1 (all dual-carriageway). Five international airports are all within easy reach by road or rail to give you an important logistical advantage.

This central location coupled with excellent communication links helps connect Bedford based businesses with the rest of the world.

Bedford sits in the middle of the Oxford to Cambridge Arc which with London delineates The Golden Triangle. This is where world-class innovation and entrepreneurial activity draws inspiration from a proliferation of universities, colleges and research institutes.

Testimonials

Starting up your own business is daunting enough, but when you out grow your office at home what do you do next? Thankfully I found the Bedford i-lab.

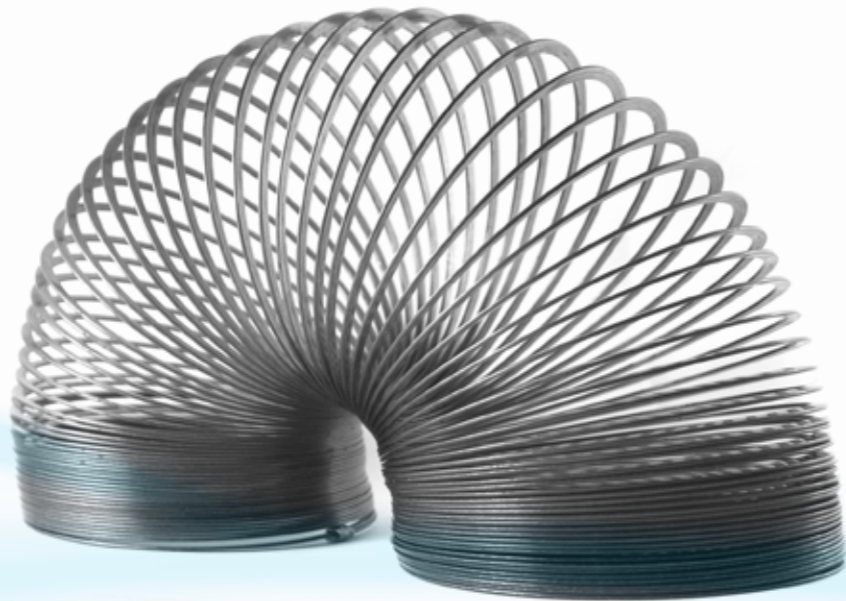
Debbie Roblett - Director, Delsaro Scientific Services Ltd

Besides having all the infrastructure taken care of, you always have a meeting of people; a meeting of minds so you have synergy from people who are doing similar things or who have advice to give...it's a pool of knowledge, not just an infrastructure...that can be drawn on every day.

Iain Carstairs - Director, Dataworld Systems Ltd

Flexible

Our easy in/easy out terms give you the confidence to take the space that's right for you. We only ask for one calendar month's notice, with no penalties or fees.



Refreshed

We know what it takes to keep businesses moving, so all your hot drinks are on us. Just be sure to chat to others at the coffee bars, it's where those vital connections are made.



Connected

Enterprise grade internet via a dedicated fibre optic connection means you always have the bandwidth available to get the job done.

We create an individual network for each tenant within our fully managed and protected infrastructure.



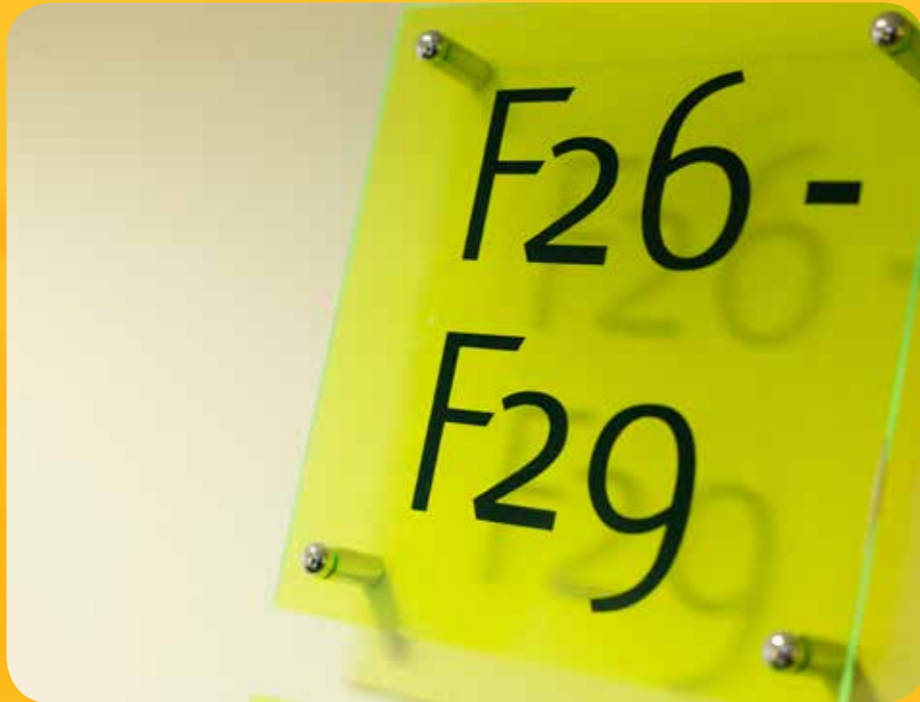
Receptive

Our friendly reception staff will greet your visitors, sort your post and arrange international couriers; so you can concentrate on what's important.



Equipped

All rooms are flood wired with cat 5 cabling and have comfort cooling/heating, automatic lighting and unlimited electricity. You have 24/7 access through bespoke settings on our access control system.



Space (sq m)	Space (sq ft)	People (guide)	Cost per Month (including services)
14.5	157	2	£393
16	170	2	£425
22	235	3	£588
30	321	5	£803
60	645	10	£1613
120	1300	20	£3250



- All measurements and prices are indicative
- Occupation at Bedford i-Lab is subject to Application, Approval & Contract
- Full details of inclusive services in terms and conditions overleaf

Conference Facilities



S-Meeting Room

Located on the second floor with views across Priory Business Park and Cardington, this executive room will accommodate up to 30 people in theatre style for seminars and presentations or 16 people boardroom style.

F-Meeting Room

Located on the first floor, this popular room is ideal for an interactive, round-table meeting accommodating 12-14 people.

The hire of the S and F meeting rooms includes use of the flipchart and AV. Other configurations and layouts are possible; please enquire as we are happy to discuss your individual requirements.



Woodall Meeting Room

Located on the first floor, this is an informal meeting room for up to 4 people.

63" Plasma Display System

These are permanent, wire-free fixtures in both S and F meeting rooms and are designed to enable you to deliver high-quality, professional presentations (sound and vision). The screen also acts as a monitor to its linked computer, enabling internet access/browsing and interactive work (MS Office). All are controlled by Bluetooth keyboard and mouse.



Wireless

A public Wifi connection is available within the centre core and meeting room areas for your convenience. Select 'iLabPublic'.



Drinks & Catering

There are bar areas on each floor with breakout space, beverage machines and chilled water dispensers.

Bespoke catering needs can be arranged on your behalf, meeting your dietary requirements. Please discuss with reception on 01234 834567.

Terms & Conditions

- Easy in/out terms of 1 calendar month notice with no penalties - to give flexibility in your planning.
- Rental costs fixed for 3 years. Additional Rental costs fixed for 12 months, reviewed on anniversary of occupation and then fixed again for next 12 months. (3 year initial Agreement).
- Deposit required equivalent to one month's payment + VAT. Refundable at exit plus credit interest accrued. Payments are monthly in advance by DD.

Prices quoted include Rent and all of the following:

1. Building Facilities:

- Comfort cooling (cooling/heating), lighting, electricity and water use.
- Car parking for tenants, visitors and disabled. Covered bike racks.
- Toilets, including disabled, and shower facilities on all floors.
- 24/7 access via bespoke key-fobs to building/corridor/room.
- High-speed internet via own leased line; individual tailored network created for each tenant from fully managed and protected infrastructure.
- Telephone lines and dedicated direct-dial numbers.
- MITEL digital phone (voicemail/divert/pick-up etc).
- Maintenance and support of all mechanical, electrical and IT services within the building.
- No hidden initial admin or set up fees.
- Normal timescale from successful Application to occupation 3 weeks; spaces may be reserved without obligation by arrangement with Centre Manager.

2. Tenant Building Services:

- Manned Reception Facility (Mon-Thurs; 8.30 – 17.00, Fri; 8.30 – 16.45).
- Incoming post sorting and outgoing post handling.
- Communal breakout spaces, coffee bars and relaxed seating on all floors.
- Selection of hot beverages and chilled water at each floor coffee-bar.
- Cleaning of all communal and external areas and washroom services.
- Standard and Recyclable Rubbish removal from site.

3. Business Planning, Promotion & Development:

- Proactive business development mentoring, support and network/profile generation via on-site team, i-lab website links, news items and Reception display.
- Business development and planning staff.

Excluded in prices but payable:

- VAT.
- Business Rates. These have been excluded to allow you to have your own bill and benefit from rebates up to 100% (dependent on size of space).
- Telephone calls. These are metered and charged out at standard BT Business rates.

Additional Services (discounted charges apply):

- Meeting and Conference Rooms.
- AV equipment including wire-free wide-screen (63") plasma displays with internet access.
- Office services (fax, photocopying, reprographics etc.).
- Franking and postage account services.
- Networking events and seminars on site (mostly free)
- Discounts on furniture from preferred supplier.
- Office Cleaning

Bedford Borough Council give notice that:
The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract



The i-Brand

Partnering i-Lab is the Bedford i-Kan and i-Create buildings; together they provide high quality business environments for a wide range of business needs.



Bedford i-Kan

A vibrant, flexible and very affordable community for start-up and growing businesses. Located in the heart of Bedford, i-Kan is a thriving business Incubation Centre, providing access to high quality networks and support.



The centre provides fully furnished offices, hot desking areas, virtual tenancies, and meeting room facilities.



Bedford i-Create

A complex of seven studios, available primarily for visual artists who are developing their work in the context of contemporary practice.

The centre provides a supportive environment for artists to develop and grow their practice in Bedfordshire.

How to find us

Located adjacent to A421 Southern Bypass and Priory Country Park (MK44 3RZ)

Road: M1, 15 minutes;
A1, 10 minutes
(dual-carriageway to A1)

Rail: London St. Pancras International, 35 minutes

Air: London Luton Airport Parkway, Rail, 20 minutes;
Car, 25 minutes



+52° 7' 32.06", -0° 25' 12.82"

Business

High quality, professional image projected to your clients

Innovation

An integrated community of likeminded people, where ideas are born and grow

Community

Over 50 knowledge based businesses in one building

Space


High specification offices with ample car parking and 30 day notice period, offered for a simple, all inclusive fee


Services

Meeting rooms and business services all on one site

Support

Regular networking events

 Priory Business Park
Stannard Way
Bedford
MK44 3RZ

 01234 834567

 www.bedfordi-lab.com



The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Prices quoted are subject to change.



BEDFORD
BOROUGH COUNCIL