



BUSINESS. INNOVATION. COMMUNITY.

- Located adjacent to A421 Southern Bypass and Priory Country Park (MK44 3RZ). Grid +52° 7' 32.06", -0° 25' 12.82".
- M1 – 10 mins ; A1 – 5 mins (dual-carriageway to A1)
- Rail - London St Pancras International c35 mins; Nottingham 80 mins.
- Air - London Luton Airport – Parkway (Rail) 20 mins ; Car 25 mins

Space (sq metres)	Space (sq feet)	People (Guide)	Floor	Cost per month (including services*)
14.5	157	2	G,F	£393
16**	170	2	G,F	£425
22	235	3	G,F,S	£576
30	321	5	G,F,S	£788
60/120	645/1300	10/20	F,S	£1590/£3190

- All measurements and prices are indicative.
 - Occupation at Bedford i-lab is subject to Application, Approval & Contract
 - G=Ground; F=First; S=Second
 - VAT is payable on the above.
 - Integrated suites of more than one space can be created.
 - No. People guide is based on Health & Safety guideline of 6sqm per person. Actual occupation is at your discretion / risk management.
 - East Wing contains cold water provision and drainage for laboratory based activity (spaces at 14.6, 30 and 60 sqm).
 - * Full details of inclusive services overleaf.
 - ** Corner office; double aspect.
- Please contact Dan Hickman, Centre Manager, to check availability - 01234 8 34567.

Terms

- 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 (for services detailed overleaf) 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.
- 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.

Prices quoted include Rent and all of the following:-

1. Building Facilities

- Comfort cooling (cooling/heating), lighting, unlimited 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.

2. Tenant Building Services

- Manned Reception Facility (Mon-Fri; 8.15 – 17.00).
- Incoming post sorting and outgoing post handling.
- Communal breakout spaces, coffee bars and relaxed seating on all floors.
- Selection of hot beverages and cold 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.
- NEW 2008 –additional business development and planning staff.

Excluded in prices overleaf but payable

- VAT.
- Business Rates. These have been excluded to allow you to have your own bill and benefit from rebates up to 50% (majority of spaces). Business Rates equate to c£35pm for a 2 person room and c£70pm for a 5 person room where 50% claimed.
- 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, printable whiteboard and CISCO Polycom videoconferencing.
- Office services (fax, photocopying, Reprographics etc.). (NEW 2008 - Secretarial)
- Franking and postage account services.
- Networking events and seminars on site (mostly free)
- Discounts on furniture from preferred supplier.
- Office Cleaning

(* based on size of office; e.g. 2 person space gets 2 key-fobs, 2 phones and 2 direct lines included. Extra ones can be provided at additional cost)

www.bedfordi-lab.com

01234 8 34567

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