



Business
Centre

Welcome to Bedfordshire's Premier Business Address

Enjoying a beautiful parkland setting at Central Beds Location off the A6 - M1 & A1 accessible in minutes




Call 01525 306000
info@wrestpark.co.uk
www.wrestpark.co.uk



“Flexible space to suit your pace...”

Serviced Offices | Conference Facilities | Meeting Rooms | Virtual Offices | Workshops | Warehouses



Offering fully serviced offices on easy-in / easy-out terms, furnished & ready for occupation.

- 24/7 secure access
- Ample on-site parking
- Ultra-fast broadband
- EV Charging Points

Our conference facilities can cater for 4 to 60 delegates, with Click Share AV technology, plus catering as required.

BOOK YOUR VIEWING TODAY

Superb Modern Conference Facilities Meeting Rooms & Training Suite

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Conference & Meeting Rooms

Wrest Park Business Centre is one of Bedfordshire's most impressive meeting and training room locations.

Approached via a tree lined avenue and set in beautiful parkland, the Wrest Park Business Centre campus offers business clients an impressive blend of cutting edge technology and a range of comfortable meeting spaces, all in a relaxed environment.

Being virtually equidistant from Bedford, Luton and the A1 / M1, Wrest Park Business Centre has ample, easy to find visitor parking and a warm welcome waiting in our reception area, leaving you relaxed and ready for business.

We are able to facilitate hybrid meetings where there are a limited number of physical delegates and a number of virtual participants too – ask our reception team how we can help you stay in touch with your network or home based teams.

Smaller one to one meeting rooms and day offices are also available to hire, and we have a dedicated multifunction room which is free to use.

The Small Meeting Rooms in all 3 buildings are great for small meetings of up to 4 people; they can be booked at an hourly rate or daily, which is convenient for team meetings or appraisals.

The Boardroom in Capability House holds a maximum of 12 delegates, is permanently set up in a boardroom style and has a conference phone and Click Share AV technology.

The Conference Room, also in Capability House, can host a variety of room set-ups from 20 Boardroom style to 60 Theatre style. It has an electronic screen which can be raised and lowered with the touch of a button and has a conference phone and Click Share AV technology.

The Training Room in Enterprise House can seat up to 18 U-shape and 20 in a classroom layout. It is ideal for larger meetings not requiring IT facilities.

Flexibility Each of our rooms is comfortably furnished and most can be laid out in a variety of formats depending on your needs, by prior arrangement.

Technology

- Enterprise level guest Wi-Fi
- Click Share AV technology
- Conference Phone
- Ultrafast dedicated fibre broadband network

Break Out Space

- Vibrant dining areas
- Soft seat areas in atrium and coffee lounge
- Informal discussion space
- Furnished patio area

Facilities

- EV charging points
- Ample free parking including disabled spaces
- Ample washrooms including disabled facilities
- Male & female showers

All of our meeting room bookings receive a complimentary serving of tea/coffee & chilled water per morning or afternoon session - just confirm the time and we will do the rest! An on-site catering service providing a variety of buffet options, platters, cakes, fresh fruit, juices and hot food is available if required - please speak to our team or use the booking form to order.

- 60 delegate Conference Room
- 24 delegate Training Suite
- Click Share AV technology
- Meeting Rooms for 4 to 12 delegates
- High speed Internet & Wi-Fi network
- Ample dedicated visitor parking
- Contemporary break out space
- Coffee shop & catering available

Book your tour today



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Fully serviced offices and suites for 2 to 40+ staff, in a beautiful parkland setting

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Serviced Offices

Are you looking for an office space in an out of town parkland setting surrounded by green space, leaving the city behind?

Perhaps you want to leave the large traditional long term leasehold office behind and move to managed offices, on more flexible terms?

Is your business model changing and you need a platform that allows you to have an office hub for fewer staff, with others working remotely, whilst having the ability to rent an additional office or meeting room by the day to accommodate staff from time to time?

Is your "home office" no longer working for you?

Wrest Park Business Centre offers an environment that will support and encourage your business with a solution to all of these... just drive down the tree lined avenue and see for yourself!

"Flexible space to suit your pace..."

Our range of serviced offices is designed to expand or contract to suit your business, with offices, suites and combinations available starting at 1 desk and growing to 40+.

The managed network infrastructure providing dedicated high-speed broadband and VoIP telephony means that you can move your business to different offices if required, without having to change your address or telephone number.

The easy in - easy out terms allow you the flexibility to move in quickly or move out with just 1 month's notice, giving you the reassurance that you have no long-term commitment or penalties.

We fully manage each building covering maintenance, repairs, cleaning and communal facilities. The rent also includes heat, light & power, leaving you free to concentrate on your business.

The campus at WREST PARK Business Centre has three distinct buildings to choose from:

Endeavour House is a modern 2 story building, enjoying southerly and westerly aspect over parkland. This business centre offers a selection of offices and for between 2 and 15 desks and has well appointed facilities, including Co Working Space. All rooms are furnished and air conditioned.

Capability House, being the hub of the business park, is our flagship 2 story business centre offering a range of fully serviced, furnished and air-conditioned offices and suites that are designed to accommodate businesses with between 2 and 40+ staff.

Enterprise House offers a vibrant working environment that is suited to new and emerging businesses, as well as the more established. If you are currently working from home and looking for your first professional office, why not take a look? There are rooms for 1 to 20 desks, comfortable break out space, plus manned reception with waiting area. All rooms are furnished and many are also air conditioned.

Features:

- VoIP telephony system
- Manned reception
- Ultrafast fibre broadband
- Security pass access system
- Intelligent Wi-Fi network
- Easy in - easy out terms

Benefits:

- On site café
- Free tenant parking
- Contemporary break out space and communal areas
- Disabled parking and facilities
- Well-appointed kitchens and washrooms with showers
- Thriving business community with networking opportunities

- Flexible licence easy in / easy out terms
- Ultrafast dedicated broadband
- Wi-Fi & VoIP telephony
- Manned reception & ample on-site parking
- Meeting & training rooms with interactive AV
- Virtual offices, coffee shop

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Wrest Park Business Centre offers you one of the most impressive business addresses in Bedfordshire
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Virtual Office

Some businesses just need a prestigious address...

Here at Wrest Park Business Centre we appreciate that not all businesses require a physical office but may need the prestige of a well-established business address. This can be especially important when you are tendering for contracts with national organisations, government departments and local authorities.

So if you are a small business currently working from home and a Wrest Park address is more appealing, why not take advantage of our Virtual Offices.

Essential:

Ideal for new start businesses and those who work from home, but need a professional business address..

- Business address
- Professional & friendly environment to meet your clients
- Business directory & website listing
- Use of break out facilities
- Discounted rates for meeting room hire (25% off normal rates)
- Invitation to networking & seminar events at Wrest Park Business Centre

Price: £55 per month, payable monthly in advance.
Deposit required.

Notice period is 1 month after the initial 3 months.

Growth

You have set up your business and want to take the next step, having a dedicated telephone number with call answering service - ideal for those who want to keep costs down but maintain a professional first line of contact with their clients.

Our Growth* package includes all the features of the Essential package, plus:

- Call answering service and message forwarding
- Telephony - dedicated local** or non-geo*** number

Price: £90 per month, payable monthly in advance.

Deposit required.

Notice period is 1 month after the initial 3 months.

* Growth package fair usage policy may be changed from time to time at the discretion of the management

** Forwarded calls are chargeable

*** Non geographic numbers available by request at an extra charge and carry ongoing monthly charges

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- Use of break out facilities
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Coworking Lounge

You have set up your business and been working from home, but you feel you want to separate your home and work life. You are ready to take the next step but are conscious of cost whilst your business grows.

Having a dedicated desk in a coworking space* is ideal for those who want to keep costs down but prefer to feel like they have "colleagues".

Coworking Space:

- Dedicated desk in a specially designated office
- Heat, light, maintenance & cleaning included
- Manned reception to greet your clients
- Professional & friendly environment
- Business directory & website listing
- Use of break out facilities
- Discounted rates for meeting room hire (25% off normal rates)
- Invitation to networking & seminar events at WREST Park Business Centre
- Dedicated Ultrafast fibre broadband / Wi-Fi
- Free Parking
- Telephony - dedicated local number and all telephone calls at local/national** rates subject to a "fair use" policy

Price: £225 + Vat per month

A fully refundable deposit of £225 is required.

* Shared office location may be changed from time to time at the discretion of the management

** Mobile, specialist and premium rate calls are chargeable

Hot Desking

Hire a desk for as little as 4 hours at a time in our Hot Desk space and enjoy access to all of our superb facilities.

Includes:

- Ultrafast fibre broadband & Free scanning
- Free onsite parking
- Access to Café and Breakout areas
- 10% off all Meeting Room Hire
- Access to kitchens

1. **Half Day Pass:** £15 + VAT

Valid for 4 hours between 9am - 5pm

2. **Full Day Pass:** £25 + VAT

Valid for 8 hours between 9am - 5pm

- Low cost entry point
- Professional environment with networking opportunities
- Discounted rates for meeting room hire (25% off normal rates)
- Free parking
- Ultra-fast broadband

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Meet your colleagues or clients and work in a private, peaceful setting for a day

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Day Offices

Ever find yourself working in crowded coffee shops? Do you sometimes need peace & quiet away from your home to meet that deadline or just a private office setting to meet a client or associate?

Does your business have an agile working policy with most staff working from home? Do you sometimes need a face to face day rather than using online technology?

Are you an existing office client on the WREST PARK campus who may sometimes need an additional private space for staff to work in or have 1 to 1 meetings?

If so then our day office may be the answer!

It's a great solution for all businesses who do not require a permanent, full-time private office space. You get a fully furnished office, with a telephone and ultra fast broadband connection. We also have a manned reception to create a professional image when meeting clients. Parking is free and you get complimentary tea & coffee too!

**Our Day Office is available from 9am - 5pm,
Monday to Friday at only £70 + VAT
Per Day for 2 people.**
(any additional persons are an extra £35 + VAT)

- Low cost entry point
- Professional environment with networking opportunities
- Discounted rates for meeting room hire (25% off normal rates)
- Free parking
- Ultra-fast broadband

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Wrest Park Business Centre offers recently refurbished business units in a range of sizes

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- Warehouses to 24,000ft²
- Workshops for local tradesmen
- Storage Units on flexible terms
- Good access around site
- Space to load & unload
- Ample parking

Book your viewing today



Business Units

Wrest Park Business Centre is home to a thriving business community with companies and independent tradesmen working within the agricultural, light industrial, manufacturing & assembly, education, automotive, research & development, healthcare, scientific and service sectors.

The Business Park has a wide range of work spaces available such as office blocks, industrial units, warehousing and workshops to suit a variety of purposes.

Location: Just off the A6 in Silsoe, Central Bedfordshire, equidistant for Luton and Bedford, the site provides excellent access to regional centres such as Stevenage, Hitchin and Milton Keynes, plus the A1/M1 for access throughout the South East and of course to London.

Warehouses: The Wrest Park Business Centre campus offers an excellent range of warehouses and business units that can accommodate a variety of business requirements, with sizes ranging from 1,100ft² to 24,000ft².

Each building has been recently refurbished and most buildings have an office and W.C. facilities. The telecommunications infrastructure is connected to each unit - tenants simply need to confirm their requirements and Wrest Park Business Centre can supply fibre broadband and VoIP telephony (charges will apply).

Workshops: Many tradesmen, such as builders, plumbers, carpenters, electricians, etc. need a unit that can work as both storage and workshop space and this sort of space is in short supply.

Wrest Park Business Centre has a series of 8 workshops that are ideal for such a business. Each unit is either 1,320ft² or 880ft² and has:

- Electric roller shutter
- Light & power*
- Good natural light
- Access for loading/unloading
- Personnel door
- Parking area

* Each individual supply has a pre-paid token meter

Smaller Units: Businesses ebb and flow - sometimes you just need a little extra workspace or storage without having to commit to moving to larger premises or a long term contract. A simple low cost solution can be to take an ancillary storage unit on a flexible contract that allows you access as and when you need it.

Ideal for storing archive files, product, equipment, tools, surplus stock or samples, etc.

- Easy in - easy out
- Loading/unloading access
- No time restrictions for access
- 440ft² or 220ft² available
- 24/7 access



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