

4B PORTLAND INDUSTRIAL ESTATE

Hitchin Road
Arlesey
Bedfordshire
SG15 6SG



TO LET.

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

4,960 SQ FT (460.8 SQ M)

For further information please contact either:

Christie Bays

T: 01438 794581

M: 07436 031772

E: christie.bays@brownandlee.com

Tereza Halewood

T: 01438 794588

M: 07825 555173

E: tereza.halewood@brownandlee.com



Location

The Portland Industrial Estate is situated close to the southern outskirts of the town on the Herts/Beds border. Access to the A1(M) is at either Junction 9 at Letchworth Garden City, approximately 4.9 miles, or alternatively Junction 10 via the new Stotfold/Arlesey bypass, approximately 4.7 miles.

Description

The estate comprises of well-established industrial/warehouse units constructed with brick externally under pitched roofs. The units have forecourt loading and parking. The property is located in the middle of a terrace.

Accommodation

The unit consists of ground floor warehouse/storage accommodation with two smaller rooms for office use/staff room. The property benefits from WC facilities.

The approximate gross internal area is:

Ground Floor Warehouse/Office Area	4,960 sq ft	460.8 sq m
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The Landlord has refurbished the accommodation including newly painted warehouse floor together with walls and the rooflights will be replaced.

Features

- Ground floor offices
- Forecourt parking and loading facilities
- Minimum eaves height 3.41m (11' 1")
- Maximum eaves height 4.5m (14' 7")
- Window bars
- Folding shutter door 3m x 3.3m (9' x 10' 8")
- WC facilities

Terms/Rental

The property is available on a new lease for a term to be agreed at a rental of £45,750 per annum, exclusive plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is to be assessed. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Asset Rating is E-120 expiring on 23 February 2033. Certificate Reference No: 0968-4111-0470-3251-4626. A copy of the EPC is available on request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

