

4C PORTLAND INDUSTRIAL ESTATE

Hitchin Road
Arlesey
Bedfordshire
SG15 6SG



TO LET/MAY SELL.

INDUSTRIAL / WAREHOUSE UNIT

6,480 SQ FT (602.5 SQ M)



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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 either junction 9 at Letchworth 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.

Accommodation

The unit consists of ground floor office/warehouse/storage accommodation. There are also offices to the first floor. There are w/c facilities to the ground floor. The approximate gross internal area is:

Ground Floor Warehouse/office area	5,811 sq ft	539.8 sq m
First Floor Office	684 sq ft	63.5 sq m

Total

Total net useable area	6,495 sq ft	603.4 sq m
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The current tenants have installed partitioning and mezzanine approx. 12m x 15 m (1,937 sq ft) to the main warehouse to suit their fitout and this can be removed if necessary. If this is to be kept then the ingoing tenant will take responsibility for the reinstatement at the end of their lease.

Features

- Double glazed windows.
- Air conditioning unit to first floor office.
- LED lighting.
- EV charging point.
- First and ground floor office areas.
- Parking for approximately 10-12 cars.
- Three phase power supply.
- Gas supply.
- Electric roller shutter door.
- Kitchen area 3x WC facilities.

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£59,750 per annum, exclusive.

Price

£ on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £36,500. The UBR for 2023/24 is 51.2p 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 current energy performance rating is E-121. Certificate no: 0995-9016-2530-3600-3503. 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.

