

4B PORTLAND INDUSTRIAL ESTATE



Hitchin Road
Arlesey
Bedfordshire
SG15 6SG



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

4,960 SQ FT (460.8 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 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 office/warehouse/storage accommodation. There are WC facilities to the ground floor. The approximate gross internal area is:

Ground Floor Warehouse/Office Area	4,960 sq ft	460.8 sq m
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Features

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

Tenure

The property is available on a new lease for a term to be agreed.

Rental

The rent is £45,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is TBC. 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 current energy performance rating is E-120.

Certificate No: 0968-4111-0470-3251-4626.

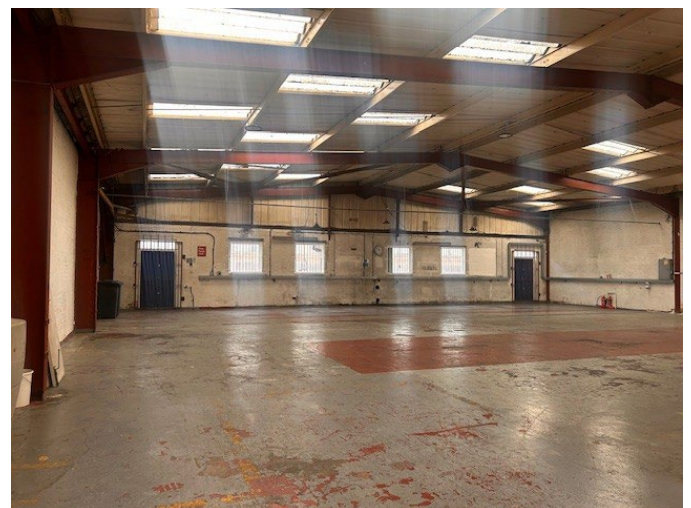
A copy of the EPC is available on request.

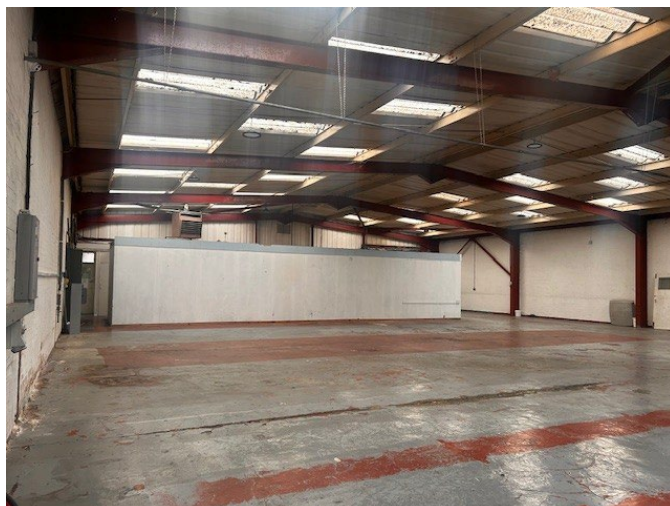
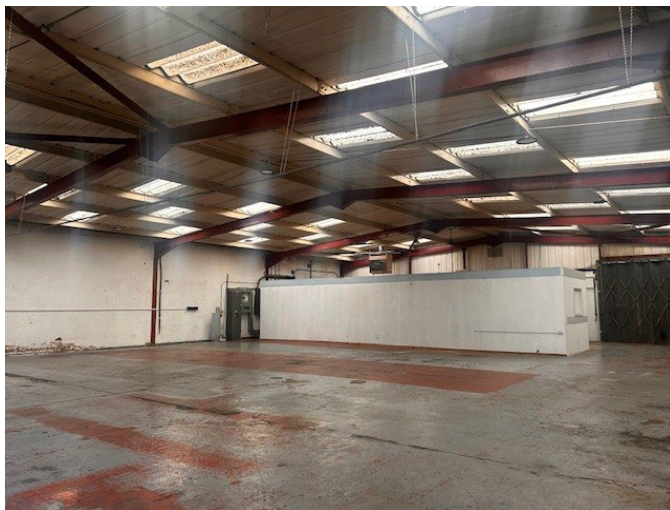
VAT

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.





Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

Ref No: 17049E

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

