

## 4C PORTLAND INDUSTRIAL ESTATE

Hitchin Road  
Arlesey  
Bedfordshire  
SG15 6SG



# TO LET.

## INDUSTRIAL / WAREHOUSE UNIT

6,480 SQ FT (602.5 SQ M)

**For further information please contact either:**

**Christie Bays**

T: 01438 794581

M: 07436 031772

E: [christie.bays@brownandlee.com](mailto:christie.bays@brownandlee.com)

**Tereza Halewood**

T: 01438 794588

M: 07825 555173

E: [tereza.halewood@brownandlee.com](mailto: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, 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 WC 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
------------------------	-------------	------------

## Features

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

## Tenure

The property is available by way of an assignment of the existing Lease, dated 31.01.2025, for a term of 10 years. There are break dates on 30.01.2028 and 30.01.2031 on serving 6 months prior written notice. There is a rent review due on 31.01.2030.

## Rental

The current passing rental is £55,857 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £36,500. 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-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.





**Brown & Lee Commercial Property Consultants LLP**  
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

**Ref No: 16945E**

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.

