

## 4A PORTLAND INDUSTRIAL ESTATE

Hitchin Road  
Arlesey  
Bedfordshire  
SG15 6SG



# TO LET.

**REFURBISHED INDUSTRIAL/WAREHOUSE UNIT**  
**4,993 SQ FT (463.93 SQ M)**  
**WITH SECURE YARD - APPROX. 2,798 SQ FT (260 SQ M)**

**For further information please contact either:**

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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 in the middle of a terrace.

### Accommodation

The unit consists of ground floor warehouse/storage accommodation with office, kitchen and WC facilities. The property also benefits from a secure yard for loading/parking.

The approximate gross internal area is:

|                                    |             |             |
|------------------------------------|-------------|-------------|
| Ground Floor Warehouse/Office Area | 4,993 sq ft | 463.93 sq m |
|------------------------------------|-------------|-------------|

### Features

- Recently refurbished
- New rooflights
- Forecourt parking immediately outside the unit
- Minimum eaves height 3.45m
- Maximum eaves height 4.44m
- Kitchen facility
- Office space
- Mezzanine storage (restricted head height)
- Roller shutter door approximately 2.77m wide x 2.91m high
- Personal roller shutter door approximately 1.61m wide x 2.44m high
- Yard approximately 2,798 sq ft (260 sq m)
- WC facilities

### Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

### Rental

£49,760 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 to be assessed. The UBR for 2026/27 is 43.2p 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 asset rating is C-74 expiring on 19 February 2033. Certificate Reference number: 0419-0732-6817-2761-3501. 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.

