

# TO LET

**4,993 Sq Ft**

(463.85 Sq M)

- › Recently Refurbished
- › Eaves Height 4.44m
- › Three Phase Power
- › Two Roller Shutter Doors
- › Mezzanine Storage & Office Space



## Unit 4A

**Portland Industrial Estate, Hitchin Road, Arlesey, SG15 6SG**

Contact: Viv Spearing or Eamon Kennedy  
Tel: **01582 738866**  
**eddisons.com**





## Location

- The Portland Industrial estate is located close to the southern outskirts of Arlesey on the Hertfordshire/Bedfordshire border.
- Access to the A1(M) junction 9 is within 4.9 miles or alternatively Junction 10 via the Stotfold/Arlesey bypass approx 4.7 miles.
- The mainline railway station is located approx 1.8 miles away.
- Letchworth Garden City is approx 2 miles away and Hitchin within 3.3 miles.

/// what3words

///widen.blame.deranged

Google Maps

Click here



## Description

- Semi detached, end of terrace unit in established industrial location, that has been recently refurbished and equipped with new roof lights.
- Clear warehouse space with mezzanine storage area and office space.
- Brick construction under pitched roofs.
- Additional Features:
  - Kitchen and WC facilities
  - Two roller shutter doors
  - Three phase power supply
  - Yard approx 2,798 sq ft
  - Forecourt parking immediately outside the unit

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £49,760. VAT is payable.

## Accommodation (Gross Internal Area\*)

| Total | 463.85 SQ M | 4,993 SQ FT |
|-------|-------------|-------------|
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-74

**Business Rates:** The rateable value is £46,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** Available upon request

## Contact:

VIV SPEARING

07810 775492 [viv.spearing@eddisons.com](mailto:viv.spearing@eddisons.com)

EAMON KENNEDY

07887 835815 [eamon.kennedy@eddisons.com](mailto:eamon.kennedy@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.