TO LET

5,487 Sq Ft

(509.74 Sq M)



- Three phase power
- Maximum eaves height 4.31m
- Electrically operated shutter door 3m x 3.1m
- Kitchen area to ground floor
- Offices to first floor

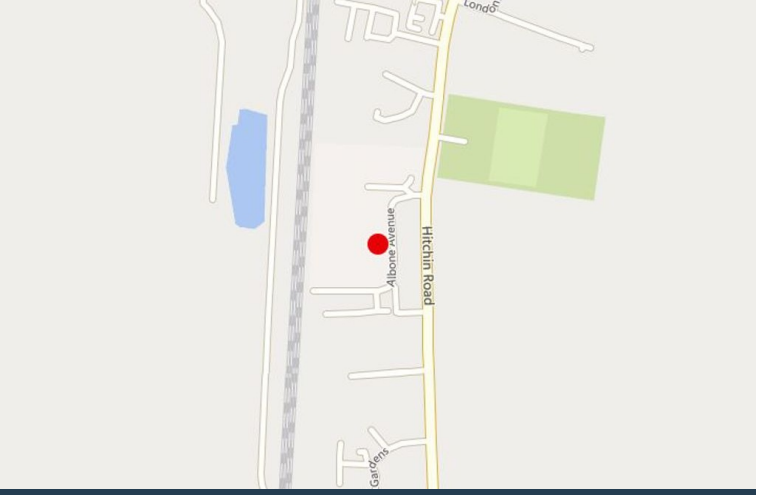
Unit 2A

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

Contact: Hannah Niven or Eamon Kennedy

eddisons.com

BTG Eddisons







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

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Google Maps
Click here

Description

- Semi detached unit in established industrial location.
- Clear warehouse space with offices to first floor.
- Brick construction under pitched roofs.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £49,500. VAT is payable

Accommodation (Gross Internal Area*)

Total	**509.74 SQ M**	**5,487 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-76

Business Rates: The rateable value is £51,500 . For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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