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

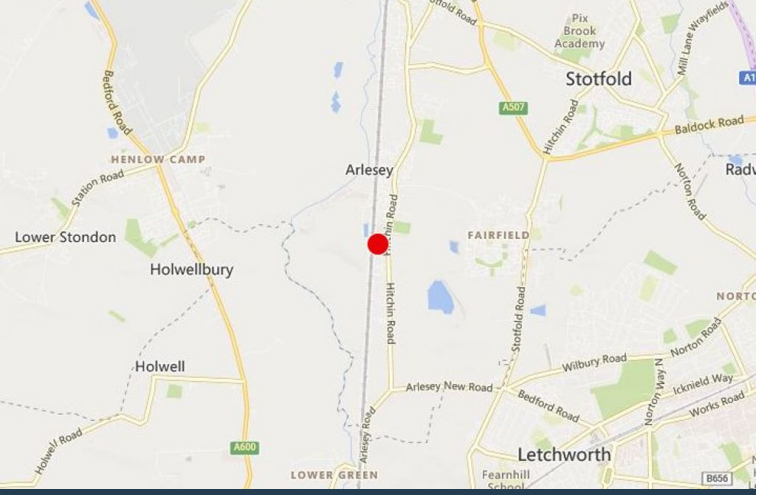
Unit 4A

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

Contact: Hannah Niven or Eamon Kennedy

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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, 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 £47,500. 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 6th Edition

EPC: C-74

Business Rates: The rateable value is £46,250. 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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