



PORTLAND HOUSE

Pitstone Green Business Park, Westfield Road, Leighton Buzzard, LU7 9GU

Last remaining office suite available on flexible licence in prominent art deco office building.

463 SQ FT



Summary

Available Size	463 sq ft
Rent	£35 per sq ft Fully inclusive of electric, service charge and Wi-Fi
VAT	Applicable
EPC Rating	EPC exempt - Listed building

Key Features

- Within 20 minutes from M25 (junction 20)
- Air conditioning throughout
- Shower and WC
- Secure parking with EV charging points
- Automated lighting
- Staff breakout area

Description

Portland House is an attractive detached 1930's Grade II listed Art Deco office building set in generous landscaped grounds offering excellent car parking.

The building has undergone extensive refurbishment and offers air conditioned offices in a variety of space options that can cater for small businesses up to larger companies. Private interactive meeting room is fitted out for Zoom meetings. The benefits of occupation include WiFi, breakout space and free car parking (with EV charge points).

Location

The property is prominently located on the Pitstone Green Business Park in Westfield Road at the junction with Lower Icknield Way (B489). The Business Park has developed into a recognized commercial location with Safran Power occupying a state of art aerospace 140,000 sq ft facility next door.

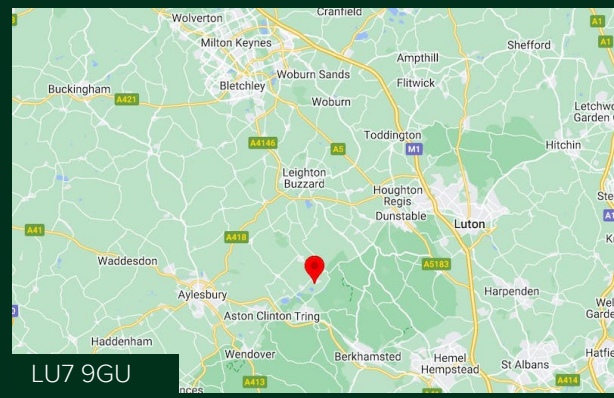
Tring station is approx. 1½ miles from the building and offers fast and frequent services to London (Euston approx. 40 mins), Milton Keynes (24 mins), Birmingham New Street (1hr 22 mins) and further north.

Road links to the national motorway network are excellent with the A41 dual carriageway within 3 miles that connects directly to the M25 at Junction 20.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Office Suite	463	43.01	Available
Total	463	43.01	



Viewing & Further Information

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

Zach Forest

020 3355 1555 | 07890 209 397

zach@forestrealestate.co.uk

CONNECT WITH US

Brookside Works, 1a Local Board Road, Watford WD17 2JP

01923 911 007

info@forestrealestate.co.uk

www.forestrealestate.co.uk

FOREST
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/02/2024