Unit A1-A2 Portland Close

Houghton Regis, Dunstable, LU5 5AW

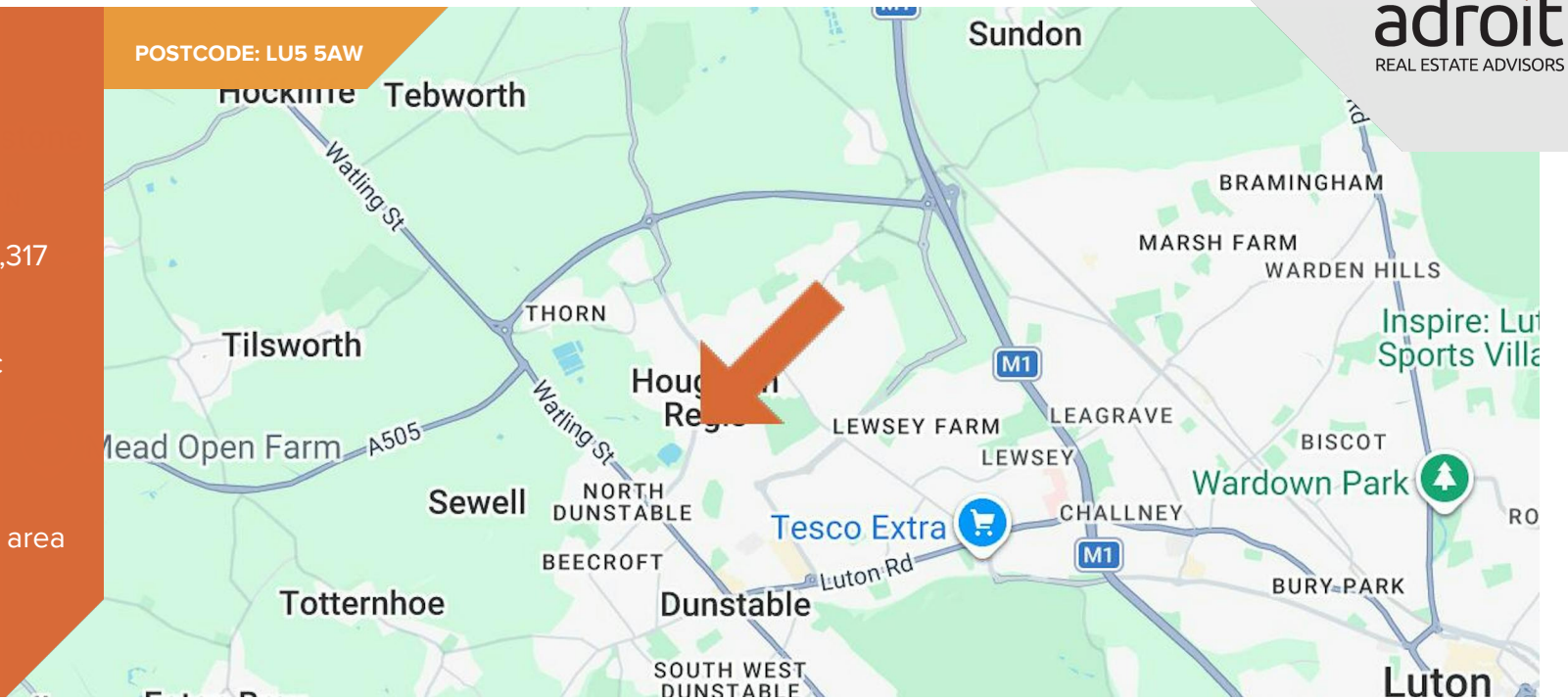
adroit
REAL ESTATE ADVISORS



TO LET

16,427 sq ft (1,526.12 sq m)

- 6m eaves height (5.3m clear internal height)
- 2 loading doors
- Two storey offices totalling 2,317 sqft
- Awaiting refurbishment (spec available upon request)
- Available late 2026
- Generous rear yard / parking area
- Three phase power supply



Description

An end of terrace warehouse unit awaiting refurbishment. The unit benefits from 6m eaves height (5.3m clear internal height), two up and over loading doors, two storey offices, a three phase power supply and parking within a generous yard area. The unit is due to be vacated in August and the landlord is preparing to refurbish the property. A summary specification is available upon request. Once refurbished, the unit will be offered on a new lease.

Location

Portland Close forms part of the principal industrial area in Houghton Regis along with Townsend Road. The unit overlooks Houghton Road and sits half a mile from Houghton Regis town centre and less than a mile from the A5, with M1 Junction 11a approximately 4 miles away via the northern Dunstable bypass. The location provides direct access to the wider strategic road network including the A505, A5120 and M1, and is within 12 miles of London Luton Airport.

Nearby amenities include Morrisons, Aldi, Costa, Greggs, McDonald's and the retail parade at Bedford Square, all within a short walk or drive of the estate. Frequent services on the Luton Dunstable guided busway link the area with Luton Train station and London Luton Airport.

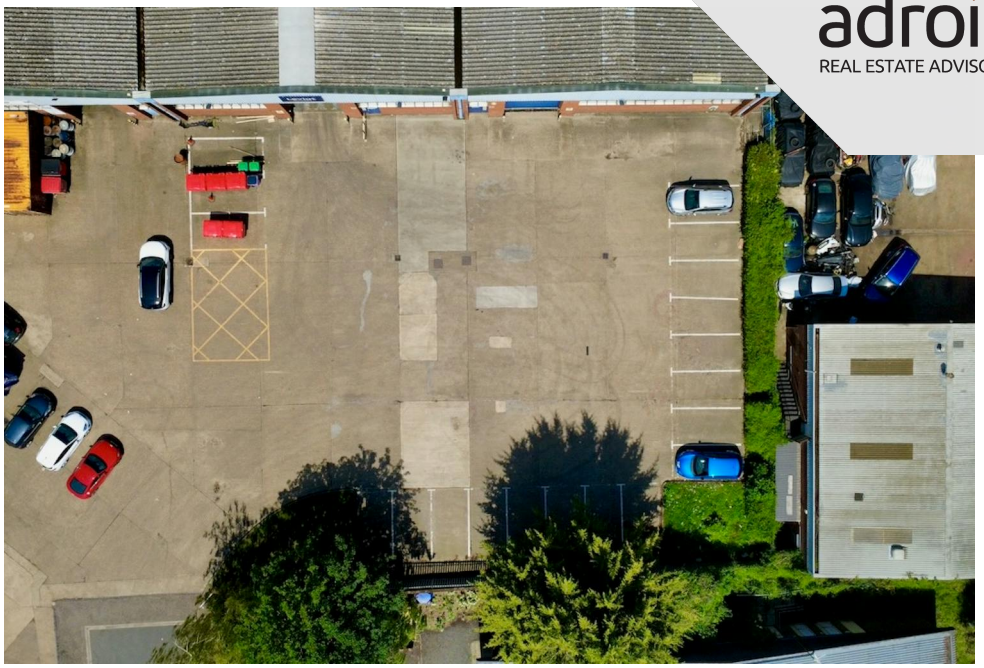
Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	14,047	1,305.01
Ground - Offices	1,161	107.86
1st - Offices	1,156	107.40
Total	**16,364**	**1,520.27**

adroit
REAL ESTATE ADVISORS









Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (52)

Availability

Further information is available upon request.

Rent

£12 per sq ft

Service Charge

£7,152 per annum Budget figure to October 2027.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £109,000
(2026 Valuation for "9-10 Portland Close"). Not the rate payable

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



Dan Jackson
M: 07841 684870
djackson@adroitrealestate.co.uk

adroit
REAL ESTATE ADVISORS
adroitrealestate.co.uk

www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 04/11/2026