



## 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

<b>Available Size</b>	463 sq ft
<b>Rent</b>	£35 per sq ft Fully inclusive of electric, service charge and Wi-Fi
<b>VAT</b>	Applicable
<b>EPC Rating</b>	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
<b>Total</b>	<b>463</b>	<b>43.01</b>	



LU7 9GU



## Viewing & Further Information

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