



PORTLAND HOUSE

TO LET

30,541 SQ FT

Comprehensively Refurbished
Detached Warehouse with Dual Access

MAYER WAY, HOUGHTON REGIS, DUNSTABLE LU5 5BF



Built for Efficiency

Detached Warehouse with Secure Yard

Portland House is a detached, self-contained industrial/warehouse facility in an established commercial area of Houghton Regis, with secure gated dual access from Mayer Way and Blackburn Road. The site extends to approximately 1.225 acres (0.496 hectares) and offers generous yard space and ample on-site parking.

The building is fully serviced, with 3-phase power and an on-site substation, 5.2 m eaves and 8 m apex height, and six roller shutter loading doors, providing excellent operational capability for a wide range of industrial and logistics uses.

Key Features



Detached Unit



Secure Gated Site



6 Loading Doors



5.2m Eaves /
8m Apex



On-Site Substation



On-Site Car Parking



Portland House

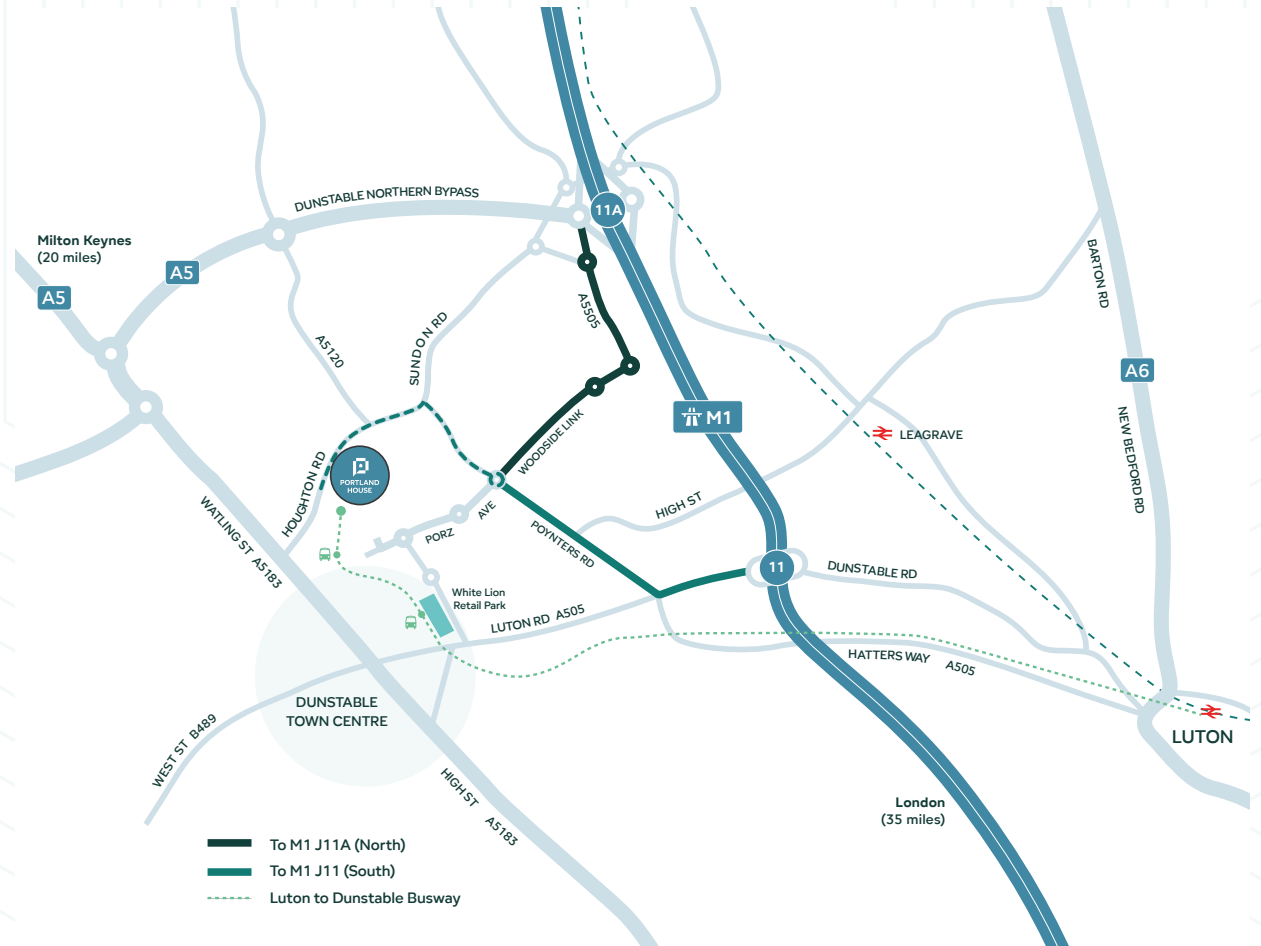
Location & Connectivity

Portland House is situated within the established commercial and industrial area of Houghton Regis, surrounded by a range of occupiers and benefiting from excellent access to the local and national road network. The property is positioned close to Junction 11A of the M1 motorway and the A5–M1 Link (Woodside Link), providing swift connections to Luton, Dunstable, London and the Midlands.

The area offers established amenities in Houghton Regis town centre and nearby Dunstable and is well served by public transport for both staff and visitors.

Distances from Portland House	Miles	Time
Dunstable	1.2	5 mins
M1 Junction 11A	3.1	8 mins
Luton	6.3	15 mins
Milton Keynes	17	26 mins
London	39.6	1hr 12 mins

Public Transport (approx. journey times)	Time
Luton Station	31 mins
London Luton Airport	38 mins



Mayer Way, Houghton Regis, Dunstable LU5 5BF



Click to view on



↖ M1 Junction 11A

London ↗

↖ Luton



Blackburn Road

Mayer Way

Site Overview

Area	SQ FT	SQ M
Total	30,541	2,837.26

↖ Milton Keynes

Dunstable ↘



Portland House

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £425,000 per annum exclusive.

EPC

The property has an EPC of B (49)

Availability

Available immediately.

VAT

Quoted prices exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £155,000.
For the rates payable please contact us or www.voa.gov.uk

Viewings

Viewing strictly by prior appointment via the sole agents.



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