



**TO LET/  
MAY SELL**

Unit B Marlowe House  
Rudford Industrial Estate, Ford BN18 OBF





## Key Features

- Established industrial Location
- Excellent road links to A27 and A259
- Secure yard / loading area
- Prominently located on estate
- High quality offices (air conditioned)
- Executive boardroom
- On site gym/studio with sauna
- 7M to apex in main warehouse
- Main loading door measuring 4m (w) x 4.4m (h)
- For lease / may sell
- Rent / price on application
- Nearby occupiers include Jabilite, RT Page and Farid Europe

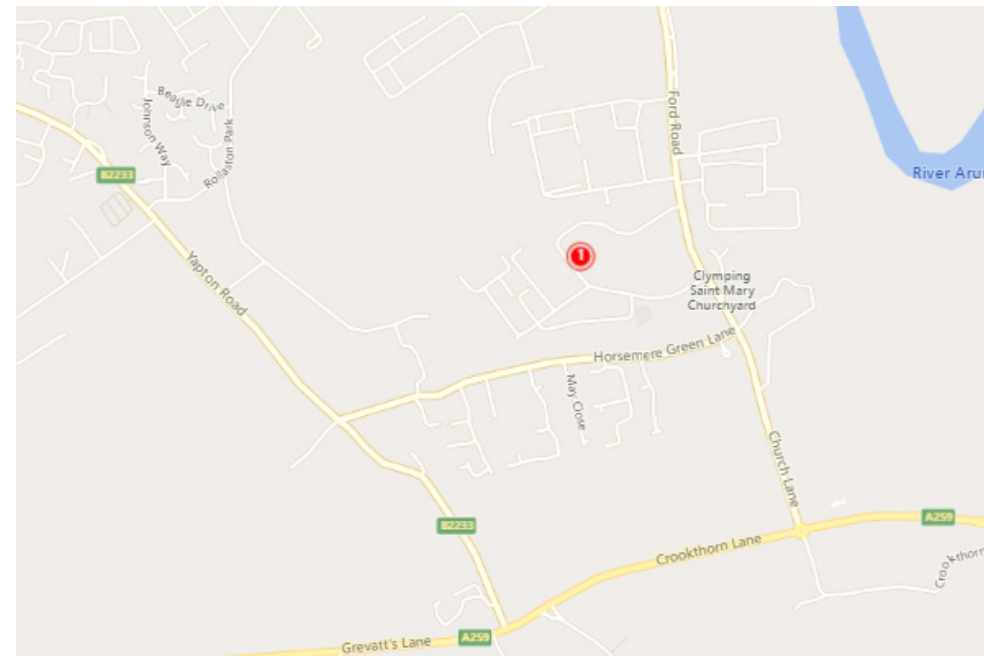




## Location

The property is located on The Rudford Industrial Estate which is approximately three miles from the historic town of Arundel and lies a ten-minute drive south of the main A27 trunk road. The A259 coastal road is located a one-minute drive south of the premises which links directly to Worthing 12 miles to the east and Chichester 12 miles to the west.

The estate is home to a number of established occupiers including Jabilite, RT Page and Farid Europe.





## Description

The property comprises the southern part of a detached warehouse and office facility. The offices are of brickwork construction arranged over two floors with multiple access points. The warehouse is a combination of blockwork and steel portal frame construction sitting under a pitched corrugated sheet roof which incorporates translucent roof panels.

Internally the offices are presented excellently with a combination of meeting rooms and offices all separated with attractive floor to ceiling glass partitioning. The main warehouse presents well and is open plan with a mezzanine spanning approximately 55% of the floor area. There is an additional workshop /store to the north west of the property which can be accessed both internally from the main warehouse and externally from the main estate road.

The property benefits from the following amenities:

- Three phase electricity supply
- Mains Gas
- Gas Fired heaters (not tested)
- Secure yard / loading area
- 6.1m eaves height rising to 7m at the apex
- Car parking for up to 20 vehicles
- Air Conditioned offices
- Executive boardroom
- On site gym/studio with sauna
- Main loading door measuring 4m (w) x 4.4m (h)



## Accommodation

We have measured and calculate the premises to have the following approximate Gross Internal Area (GIA):

Floor	Area	Sq Ft	Sq M
Ground	Warehouse & Workshop	7,879	731.97
Mezzanine	Mezz	4,342	403.37
Ground	Office	1,709	158.76
First	Office	3,421	317.79
<b>Total</b>		<b>17,350</b>	<b>1,661.88</b>





## Rateable Value

Description: Warehouse and Premises  
Rateable Value (2017): £66,000

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

We understand the property to have an EPC rating of C (63).

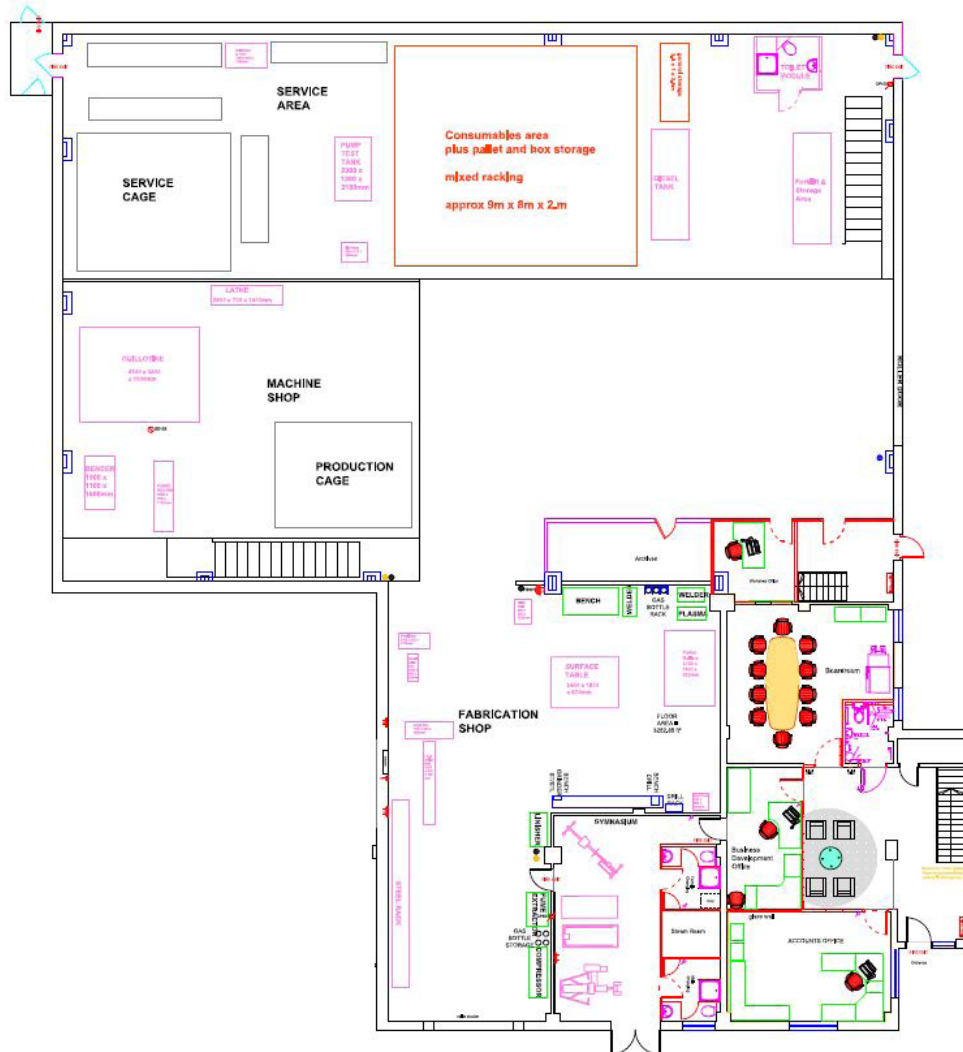
## Planning

We understand that the premises benefit from a Class B2 and Class B8 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

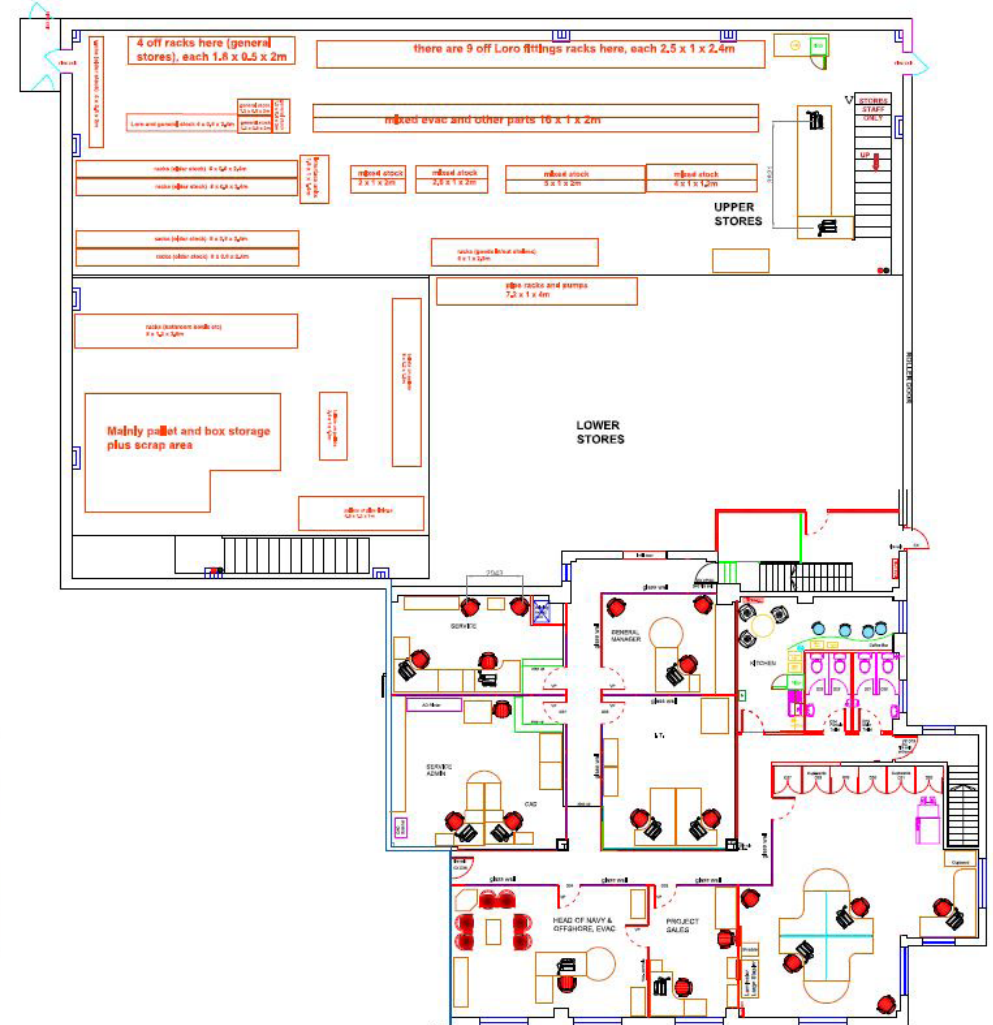




### Ford - Lower Floors



### Ford - Upper Floors



**FLOOR PLAN** For identification purposes only



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## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

The freehold of the property may also be available.

Further details on pricing and freehold position are available from the agent upon request

There will be a service charge and building insurance premium payable.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

**Mikael Goldsmith**  
**[m.goldsmith@flude.com](mailto:m.goldsmith@flude.com)**  
**01243 929141**

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

28 May 2021

