



TO LET

Unit B, Ford Lane Industrial Estate
Ford Lane, Arundel, West Sussex BN18 0DF



Key Features

- Three loading doors offering ability to create an 'in/out' operation
- Recently re-decorated internally and externally
- Fully fitted first floor offices
- Three phase power
- Concrete floor
- Allocated parking for 10+ cars, with additional parking available
- Large gas supply
- Close to Ford railway station and the A259 arterial road
- New lease terms to be agreed
- No service charge





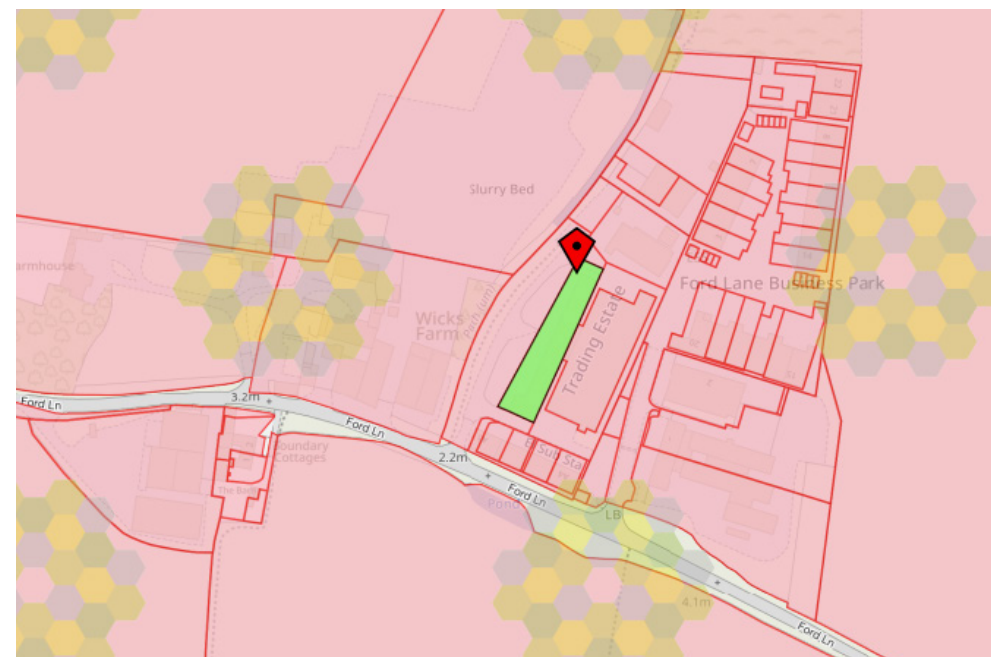
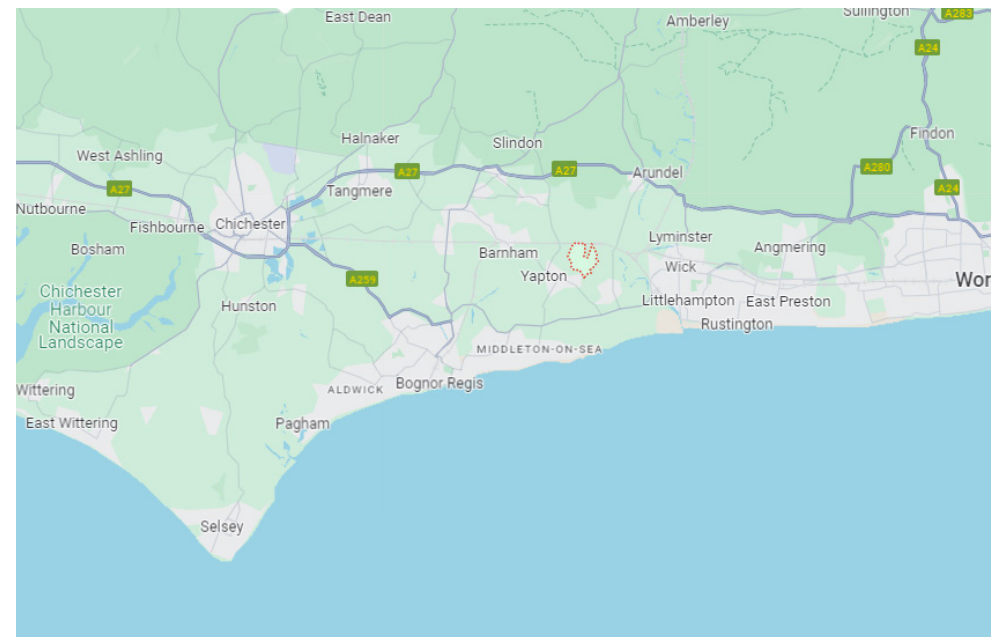
Location & Situation

Ford is a village and civil parish in the Arun District of West Sussex, approximately 2 miles South of Arundel and 1.5 miles West of Littlehampton.

Ford is conveniently located between the A259 to the south and A27 south coast trunk road to the north, which easily connects to Brighton, Gatwick Airport and London via the A23/M23/M25 and Portsmouth, Southampton and the A3 via the M27.

Ford also has the benefit of a mainline railway station, with direct services available along to coast and up to London.

Ford Lane Industrial Estate is accessed from Ford Lane with the unit positioned on West of the estate.





Description & Accommodation

The property comprises of a light industrial/warehouse premises of primarily rectangular shape with a two storey extension, incorporating office & warehouse accommodation.

The premises benefit from two loading doors, with scope for a 3rd to be refurbished at the northern end of the unit. The property has been re-decorated throughout and benefits from 3 phase electricity, concrete floors, strip lighting, double glazed windows, kitchenette & W/Cs and fully fitted offices (first floor).

A suspended ceiling has been installed in the main warehouse which could be removed to increase eaves height, should an occupier require.

Externally parking is available for at least 12 vehicles, with additional parking available by separate negotiation - further info available upon request.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse/Storage	6,540	607.64
First Floor Offices	888	82.50
Total	7,429	690.14





Rateable Value

Rateable Value (2023): £29,000

EPC

We understand the property to have an EPC rating of D (76)

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Terms

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

Rent on application

The service charge is no service charge payable however, occupiers will contribute towards the upkeep of a sewage pumping system, the costs for which was previously £730pax. The landlord is to insure the building, with the tenants reimbursing costs, which is currently £1,419 per annum.

Other utilities are the responsibility of the tenant.

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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August 2024

