



FOR SALE

Maven & Marlowe House
Rudford Industrial Estate, Ford BN18 0BF



Key Features

- Established industrial Location - Excellent road links to A27 and A259
- Two secure yards
- Prominently located on the 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)
- Primarily vacant, with the benefit of income from Southern ID Solutions in Maven House
- 4,342 sq ft mezzanine
- 3 Phase power





Location & Situation

The property is located on the well established 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 Littlehampton (2 miles) & Worthing (12 miles) to the east and Bognor (6 miles) and Chichester (12 miles) to the west.

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





Description & Accommodation

The freehold (outlined in red overleaf) comprises the southern part of a detached warehouse (crosshatched) with 2 yards and mezzanine areas.

There is a 2-storey element to the front with both warehouse/industrial and office space. The property has the benefit of multiple roller shutter loading doors and pedestrian access points.

Marlowe House (outlined blue) is constructed of brickwork elevation with a pitched corrugated roof and translucent rooflights over the main warehouse.

The main warehouse, which is accessed from a secure yard via a roller shutter door is open plan with a useful mezzanine, offering large cost saving benefits to occupiers and links into a workshop/store which can also be accessed separately from the main estate road.

At the front of the property is a high-quality office area enjoying air conditioning double glazing and a quality fit out. There is further parking in front of the premises.

Maven House (outlined green) comprises the 2-storey light industrial/office element with its own yard to the north of the front building.

Further amenities include, but are not limited to:

- 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)
- Goods lift within Maven House

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

Area	Sq Ft	Sq M
Marlowe House		
Ground Warehouse & Workshop	7,879	731.97
Mezzanine	4,342	403.37
Ground Floor Office	1,709	158.76
First Floor Office	3,421	317.79
Maven House		
Ground Warehouse/Office	1,631	151.53
First Floor Office	2,079	193.14
Total	21,070	1,957.47



Rateable Value

2023 Rateable Values

Marlowe House: £83,500

GF Maven House (B1b): £10,750

FF Maven House (B1a): £16,750

Occupiers are advised to make their own enquiries in respect of their business rates payable.

EPC

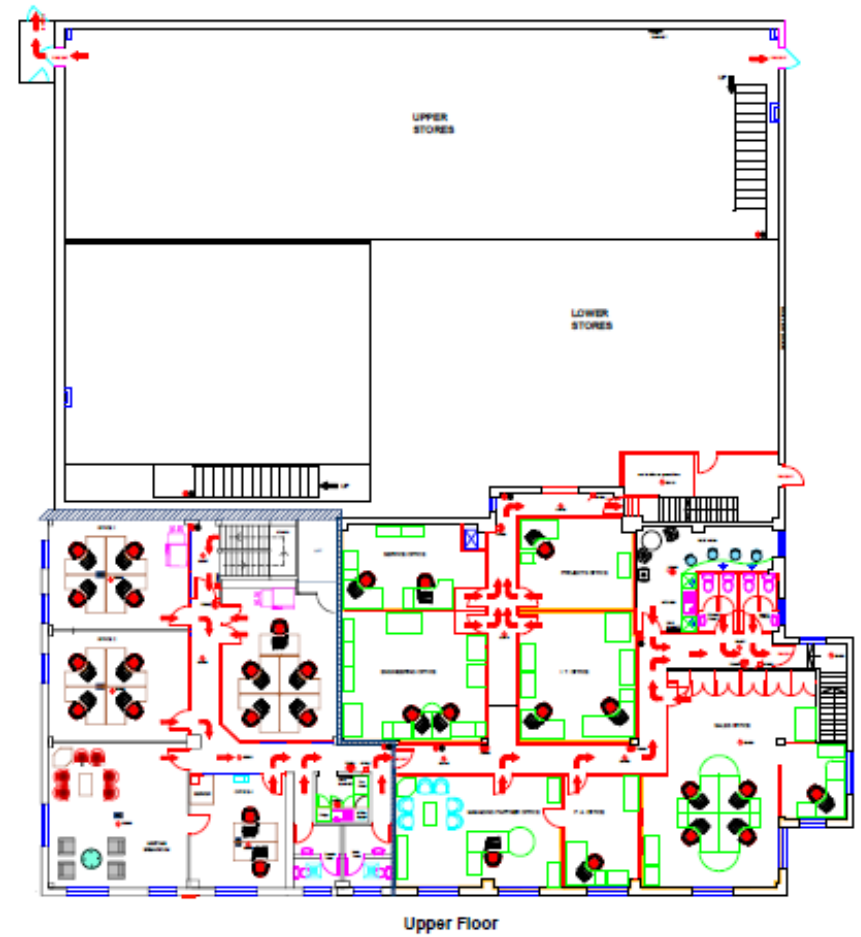
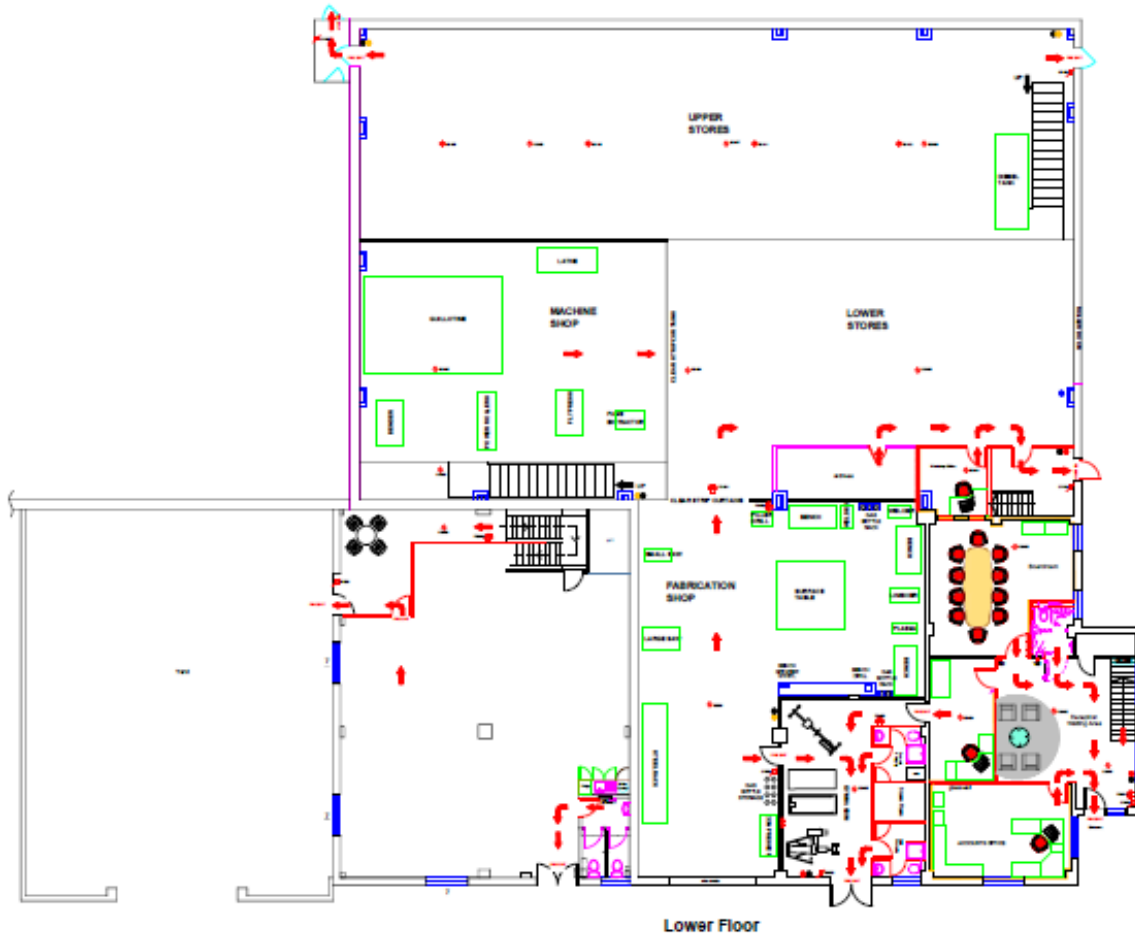
We understand the property to have an EPC rating of C (63).

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 however, would suit Class B1/B8, stnpc.

Occupiers are asked to make their own enquiries in respect of their use, requirements and suitability of such.





FLOOR PLAN For identification purposes only



Terms

Flude property consultants have been instructed to market the freehold interest of both buildings primarily with vacant possession, and the benefit of the tenancy to Southern ID Solutions.

Southern ID Solutions LTD occupy Unit B1b, Maven House, on a 5 year lease from 25th March 2024, at a passing rent of £14,500pax. The lease is drafted outside the L&TA act 1954 with the tenants having the ability to break at the third anniversary of the lease.

Marlowe House & the first floor offices in Maven House are available to let.

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:

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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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

November 2024

