



FORD

RENT: £8,500 Per Annum

Unit 8 Ford Lane Business Park, Ford, Arundel, West Sussex, BN18 0UZ

- MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT TO LET
- TOTAL GROUND FLOOR AREA APPROX 1,293 SQ FT
- 5 ALLOCATED PARKING SPACES
- SMALL OFFICE / DISABLED WC / 15ft EAVES / HEATING SYSTEM
- TO LET ON NEW LEASE TERMS TO BE AGREED

LOCATION

The premises are situated on the established Ford Lane Business Park which is one of the premier estates in West Sussex. Located approximately 1.5 miles west of Littlehampton, 2 miles south of Arundel and the A27 trunk road. The A259 coastal road is easily accessible being less than 1 mile to the south at Climping. The estate is accessed from the north side of Ford Lane which itself links Ford with Yapton. Ford railway station is approximately 1 mile distance. The estate is a modern, clean and secure business park situated in a semi rural location.

DESCRIPTION

The premises comprise of a ground floor light industrial/warehouse unit of steel portal frame construction with blockwork and profile steel clad elevations all under a pitched insulated roof. The property has high level double glazed windows together with roof lights providing excellent natural light to the unit. The ground floor is prominently open plan with a small office and disabled WC situated towards the front. The property benefits from both pedestrian access door together with full height roller shutter door. There is parking to the front of the unit for approximately 5 cars plus a loading area.

AMENITIES

The property benefits from the following:

- Full height roller shutter door
- Smooth concrete flooring
- Disabled WC
- Small front office area
- Separate pedestrian door access
- Warm air heating system
- 15ft (4.8m) to eaves
- 5 allocated parking spaces plus loading area

ACCOMMODATION

The property has a total approximate internal floor area of **1,293 sq ft**

TENURE

The property is available to let on a new FR&I lease to be negotiated and agreed.

RENT

£8,500 per annum exclusive

BUSINESS RATES

Interested parties are asked to contact Arun District Council (01903 737752) for details on rates

SERVICE CHARGE

A contribution towards the estate maintenance and management is charged quarterly. Further details available on request.

LOCAL AUTHORITY

For more information on how Arun District Council can assist new or existing businesses please contact Chris Shephard on 01903 713372 or visit www.arun.gov.uk/business

LEGAL COSTS

Each party to pay their own legal costs if incurred.

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact Steve Berrett or Jon Justice

01903 228602 or commercial@michaeljones.co.uk



All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.