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TO LET

INDUSTRIAL AND WAREHOUSE – 3,288 - 8,333 SQ FT (305.46 - 774.14 SQ M)

Unit B2, Ford Airfield Industrial Estate, Ford, West Sussex BN18 0HY

DESCRIPTION

The unit is situated close to the entrance to the Ford Airfield Industrial Estate. The unit is of portal frame construction with brick and blockwork elevations with part profile sheet cladding on the upper sections under a pitched insulated metal profile roofing incorporating translucent roof panels. Internally, the front unit is laid out to provide a production/warehousing area together with offices, kitchen and separate ladies and gents WC facilities. In addition, there is a further office and storage space at 1st floor. The rear unit is laid out to provide a production/warehousing area together with WC facilities.

LOCATION

The unit is situated on the south side of the Ford Airfield Industrial Estate close to the estate's main entrance. Ford is approximately 2 miles to the northwest of Littlehampton and 2 miles to the east of Bognor and Arundel 4 miles to the north. Ford Airfield Industrial Estate is at the southern end of the village of Yapton and is approximately 3 miles south of the A27 south coast trunk road and 1 mile to the north of the A259 coast road via Yapton Road (B2233).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit B2 – Front Unit:-		
Production/Warehouse	3,623	336.58
Ground - Office/Reception	621	57.69
Ground - Kitchen/Staff Room	180	16.72
First - Office/Storage	621	57.69
Unit B2 – Rear Unit:-		
Production/Warehouse (incl WC)	3288	305.47
TOTAL	8,333	774.16

RENT

B2 Front Unit - £45,350 PAX
 B2 Rear Unit - £33,700 PAX

AMENITIES / OPPORTUNITY

- 3-phase electricity supply in both units
- Gas supply in both units
- Gas heater in front unit
- LED lighting
- Production/warehouse areas
- 4.75m eaves
- Roller shutter doors in both units
- Carpeted & decorated with LED lighting offices in front unit
- Kitchen/Staff unit in front unit

TENURE

Both units are available separately or combined by way of a new full repairing and insurance lease(s) for a term to be agreed.

RATES

The current Rateable Value of the property is £48,500. The rateable value figure is based on both units being combined and consequently the rates payable for individual units will be less.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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