

TO LET

INDUSTRIAL AND WAREHOUSE – 2,383 SQ FT (221.4 SQ M) Unit C4, Ford Airfield Industrial Estate, Ford, Arundel, West Sussex, BN18 0HY

Rent | £24,500 PAX

Refurbished Industrial Unit to Let

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DESCRIPTION

The unit is of portal frame construction with brick and block walls with profiled metal cladding on the upper elevations under a new pitched metal profile insulated roof incorporating translucent roof panels. Internally, the unit has a new floor. The unit has an eaves height of 4.71m. It also benefits from lighting throughout, has been completely redecorated throughout and access for loading purposes is via a roller shutter door. This unit also benefits from having a small kitchenette with a WC which sits underneath a first floor office.

LOCATION

The unit is situated on the Ford Airfield Industrial Estate. Ford is approximately 2 miles to the west of Littlehampton and 3 miles to the east of Bognor with 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 and the B2233.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Production/Warehouse	2,383	221.4
RENT		

£24.500 PAX

AMENITIES / OPPORTUNITY

- Redecorated industrial unit finished to an extremely high standard.
- Eaves height 4.71m.
- 3-phase electrical supply.
- On-site car parking.
- 2 WCs.
- Roller shutter door.
- Lighting throughout.
- Separate pedestrian access leading to office/reception.

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RATES

We are verbally informed that the rateable value is $\pounds 15{,}250{.}$

VAT

VAT will be chargeable on the terms quoted.

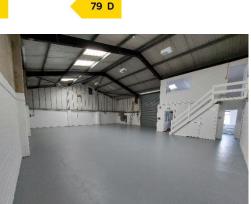
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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