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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

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 £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.

EPC

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VIEWINGS –

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