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TO LET

INDUSTRIAL AND WAREHOUSE – 992 SQ FT (92.16 SQ M)

Unit E2, Ford Airfield Industrial Estate, Ford, Arundel, West Sussex BN18 0HY

DESCRIPTION

The unit forms part of a block of modern light industrial units. The unit has brick and block work walls and part profile sheet cladding under an insulated profile lined roof with translucent roof lights. There is a roller shutter loading door at the front of the unit and separate pedestrian entrance. The unit has an interrupted eaves height of approximately 5.34 mts (17 ft 6 ins).

LOCATION

The unit is situated on the southern side of the Ford Airfield Industrial Estate. Ford is approximately 2 miles to the north-west of Littlehampton and 3 miles to the east of Bognor with Arundel 4 miles to the north. The 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
Production Area & WC	992	92.16

RENT

£12,000 PAX.

AMENITIES / OPPORTUNITY

- 3-phase electricity
- Gas supply
- WC facilities
- Roller shutter loading door
- Car parking
- 5.34m eaves height
- Separate pedestrian entrance

TENURE

A new full repairing and insuring lease is available for a term to be agreed

RATES

The April 2023 Rateable Value of the property is £8,400.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** **65 C**



VIEWINGS –

Duncan Marsh

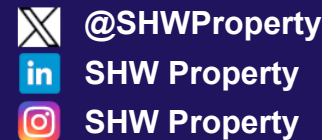
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