



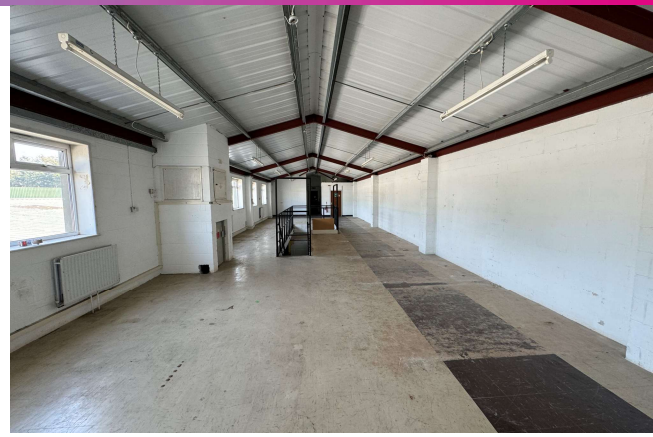
**LIGHT INDUSTRIAL /  
WAREHOUSE**

5,662 Sq Ft  
(526 Sq M)

**RENT FROM: £18,500 Per Annum**  
**GUIDE PRICE: £400,000**

## Substantial Two Storey Light Industrial Unit / Warehouse With Parking To Let On Popular Industrial Estate

- + Situated Towards The Front of Rudford Industrial Estate in Ford, Near Arundel
- + Suit Variety of Commercial Uses
- + Open Plan Warehouse Accommodation on Two Floors. Minimal Office Content
- + Parking / Yard Area To Front
- + Available on New Lease Terms
- + Electric Roller Shutter Door, Concrete Floor, Strip Lighting, 3 Phase Electrics



## Location

The property is situated on the popular Rudford Industrial Estate which is located approximately 3 miles from the historic town of Arundel and lies a ten-minute drive south of the main A27 trunk road. The A259 coastal road is located less than 100 yards to the south of the premises which provides links directly to Worthing (12 miles east) and Chichester (12 miles west). The nearest mainline railway station of Ford is located 1 mile to the north of the subject property. Rudford Industrial Estate opened in 1969 and was originally formed of aircraft hangers on the former Ford airfield site is now one of Sussex's largest and most established industrial estates. Occupiers on the estate include Styropack, R T Page & Sons, Parkers Food Service & Rainer Security.

## Description

The property comprises a substantial detached light industrial / warehouse unit which is accessed via either a personal door or an electric roller shutter door (8'3" x 9'7") to the front elevations of the unit. Internally the property is rectangular and arranged as an open plan workshop / warehouse space at ground floor level with internal staircase leading to further warehouse space with various offices, store room and kitchen. The property would lend itself to a variety of uses subject to gaining the relevant planning permissions. The unit benefits from concrete flooring, strip lighting, ample electrical points and 3 phase electricity supply (not tested). The unit is available on flexible lease terms.

Externally the property has parking to the front.

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Warehouse	2,627	244
Ground Floor Store 1	78	7
Ground Floor Store 2	56	5
Ground Floor Store 3	167	15
Ground Floor Services Room	73	8
First Floor Warehouse	1,403	130
First Floor Storage Area	81	8
First Floor Kitchen	67	6
First Floor Offices (x4)	1,110	103
<b>Total</b>	<b>5,662</b>	<b>526</b>

## Terms

The unit is available by way of an effective FR&I lease outside the provisions of the 1954 Landlord & Tenant Act for a term to be negotiated and agreed.

## Summary

- + **Rent** – (Yrs 1-2) = £18,500 Per Annum Exclusive, (Yrs 3-4) = £20,500 Per Annum, (Yr 5) = £22,500 Per Annum
- + **Guide Price** - £400,000 (Four Hundred Thousand Pounds)
- + **Estate Service Charge** - £63.68 PCM
- + **Service Charge** - £93.75 PCM
- + **Insurance** - £113.64 PCM
- + **Business Rates** – RV = £33,250
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(90)

## Viewing & Further Information

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