



## UNIT B, FORD LANE, ARUNDEL, BN18 0DF

OFFICE / INDUSTRIAL / WAREHOUSE TO LET

7,646 SQ FT (710.34 SQ M) - Potential to Split



# Summary

## Detached Industrial Unit To Let With Generous Parking

|                |                                    |
|----------------|------------------------------------|
| Available Size | 7,646 sq ft                        |
| Rent           | Rent on application                |
| Rateable Value | £29,000                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (76)                             |

- Generous allocated parking to the front of the unit
- 3 level loading access doors
- Internal ceiling heights 2.9 meters
- Double glazed windows
- Stand alone detached unit
- First floor offices
- Potential to split to suit requirements



# Location



**Unit B, Ford Lane, Arundel,  
BN18 0DF**

The property is situated on the established Ford Lane Industrial Estate which is one of the longest standing industrial estates in the West Sussex area. The estate is located approximately 1.7 miles west of Littlehampton, 1.9 miles south of Arundel and 11 miles east of Chichester. The estate is sited on part of the former Ford Aerodrome and is an established industrial location with occupiers on the estate including Gusto Wines, Orkney Boats, Arable Components and JS Marketing.





# Further Details

## Description

The unit comprises a detached light industrial warehouse building over two floors. The ground floor consists of the main warehouse area, WC's, a kitchen and some ancillary storage rooms. On the first floor is the offices with access to a steel spiral staircase leading to the parking area. The building has various access points for pedestrians and loading/unloading which is facilitated by 3 roller shutter doors.

The warehouse area is located to the North side of the building and has ceiling heights of approximately 2.9 metres throughout). The unit benefits from concrete flooring, 3 phase electricity, 3 loading doors, part suspended ceiling with tube fluorescent lighting, double glazed windows and an industrial warehouse gas fired heating system. To the right hand end of the main warehouse are five separate office rooms currently being used for additional storage which benefit from carpeted flooring, suspended ceiling and double glazed windows.

## Accommodation

The accommodation comprises the following areas:

| Name                          | sq ft        | sq m          |
|-------------------------------|--------------|---------------|
| Ground - Warehouse            | 4,529        | 420.76        |
| Ground - Offices/WC's         | 1,781        | 165.46        |
| Ground - Additional Warehouse | 352          | 32.70         |
| 1st - Office                  | 984          | 91.42         |
| <b>Total</b>                  | <b>7,646</b> | <b>710.34</b> |



# Further Details

## Tenure

The property is available by way of new lease for a term to be agreed, an excellent opportunity to split this unit to suit requirements.

## Business Rates

Rateable Value (1 April 2023 to present): £29,000

Should you require further information on Business Rates, please contact our in house rating surveyor Dereck Moore ([dmoore@vailwilliams.com](mailto:dmoore@vailwilliams.com)).

## Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Viewing Arrangements

Please contact us or our joint agents for viewing dates/times:

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## Enquiries & Viewings



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