



**Unit B1a First Floor, Maven House**  
Rudford Industrial Estate, Ford, Arundel, BN18 OBD

**TO LET**

## FIRST FLOOR OFFICES AND SECURE YARD/PARKING

Size - 193.17 sq m (2,079 sq ft)

### Key Features:

- Well managed and established trading estate
- Excellent road links to A27 and A259
- Yard/parking 10+ cars
- LED lighting
- Kitchen and separate WC's
- New FRI lease available
- Rent - £22,500
- Comfort Cooling





**Unit B1a First Floor, Maven House, Rudford Industrial Estate**  
Ford, Arundel, West Sussex, BN18 0BD

## Location

The property is located on The Rudford Industrial Estate which is approximately three 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 a one-minute drive south of the premises which links directly to Worthing 12 miles to the east and Chichester 12 miles to the west.

What3words: crucially.ideals.fiction

## Accommodation

The property comprises a detached two storey building, with the subject accommodation being on the first floor.

Internally, the first floor is formed as five separate offices/meeting rooms between de-mountable glass partition walls. There are also separate male and female WC's, and a kitchen to the rear. The space is currently fitted with wooden laminate flooring throughout, LED lighting, electric heating and comfort cooling.

Externally, there is a secure yard/parking for 10+ cars.

We have measured and understand the premises to have an approximate Net Internal Area (NIA) of 193.17 sq m (2,079 sq ft).

## EPC

We understand the property has an EPC rating of D (83).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £22,500 per annum exclusive.

## Business Rates

Rateable Value (2017): £16,000

Rateable Value (2023): £16,750

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

Rents and prices are quoted exclusive of VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH