



**ALL ENQUIRIES**

Unit T1, Rudford Industrial Estate  
Ford Road, Ford, Arundel, West Sussex. BN18 0BF



## Key Features

- Mezzanine floor
- 100% small business rates relief (subject to status)
- Up and over roller shutter door - 3.97m (h) x 3.00m (w)
- 3 Phase electricity
- Translucent roof panels
- Ground floor office with rear access
- Concrete floor
- Parking for approx 6 vehicles when double parking





## Location & Situation

Ford is a village and civil parish in the Arun District of West Sussex, approximately 2 miles south of Arundel and 1.5 miles west of Littlehampton.

Ford is conveniently located between the A259 to the south and A27 south coast trunk road to the north, which easily connects to Brighton, Gatwick Airport and London via the A23/M23/M25 and Portsmouth, Southampton and the A3 via the M27.

Ford also has the benefit of a mainline railway station, with direct services available along the coast and up to London.

Rudford Industrial Estate is accessed from Ford Road and is home to a long list of industrial and warehousing occupiers, sitting at the south of the former Ford Airfield.

The unit itself is centrally positioned on the estate, with allocated parking areas available both in front and behind the unit.





## Description & Accommodation

The property comprises of an end of terrace light industrial unit of steel portal frame construction, with brick and clad elevations, under a sheet metal pitched roof. The unit is accessed via a large up & over roller shutter door, along with separate pedestrian entrances on both elevations. Internally the unit has a full mezzanine, with forklift loading.

Further benefits include concrete flooring, 3 phase power, carpeted ground floor offices, strip lighting, kitchenette & w/c.

Allocated parking is available both in front and behind the property, with space for approx 6 vehicles (when double parking in front).

The property has been redecorated throughout internally, having previously had a fully fitted commercial kitchen in situ.

The accommodation has the following approximate floor areas (GIA)

Area	Sq ft	Sq m
Ground floor warehouse and offices	1,481 sq ft	137.58 sq m
First floor mezzanine	1,372 sq ft	127.43 sq m
<b>Total</b>	<b>2,853 sq ft</b>	<b>265.01 sq m</b>





## Rateable Value

Rateable Value (2023): £10,250

As the rateable value falls underneath £12,000, it's possible occupiers may be entitled to 100% Small Business Rate relief, subject to status.

## EPC

D - 87

## Planning

The property has been occupied and used for purposes within B1/B8, now class E (g) (iii)/B8.

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. It's therefore possible that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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## 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 £22,825 per annum exclusive.

Alternatively, our clients may consider a freehold sale of the property, with vacant possession with price available upon application.

The service charge which contributes towards estate management will be payable and more information is available upon request.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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