

UNDER OFFER



Unit 11 Ford Lane Business Park

Ford Lane, Ford Nr Arundel, BN18 0UZ

Modern Office/Industrial/Storage Unit

2,604 sq ft
(241.92 sq m)

- New Lease Available
- Potential For 100% Rates Relief
- Air Cooling & Heating
- High Quality Fit Out
- Private Parking

Unit 11 Ford Lane Business Park, Ford Lane, Ford Nr Arundel, BN18 0UZ

Description

Ford Lane Business Park is a well established and highly regarded estate constructed in the the mid 1990's.

Unit 11 comprises a mid-terrace office, industrial and storage unit of steel portal frame construction with blockwork and profiled steel clad elevations under a pitched double skin roof incorporating 10% rooflights. A full width mezzanine has been added & currently fitted as high quality offices including a glazed partition meeting/private office.

The unit has a maximum height to the roof pitch of approximately 21 feet. The aluminium loading door is approximately 12' wide by 15' high.

The unit is offered in very good overall condition and benefits from a built in office/reception area ,kitchenette and wc accommodation. The specification includes a 3 phase power supply, air cooling & heating, fitted kitchen to first floor, suspended ceiling with integral lighting,carpeting to office areas & a disability compliant WC.

Parking is allocated at the front.

If more ground floor workshop/storage space is required than currently fitted partitions can be removed to open up the space (subject to negotiation).

Location

Ford Lane Business Park is located approximately 1.5 miles west of Littlehampton and approximately 2 miles south of Arundel and the main A27 east/west trunk road. The Estate is accessed from the north side of Ford Lane 1.5 miles from its junction with Ford Road.

SAT NAV: BN18 0UZ

Accommodation

Floor/Unit	Description	sq ft	Availability
Ground	Store/Workshop	1,302	Available
1st	Offices/Mezzanine Store	1,302	Available

Terms

A new lease (3 year minimum term) is to be offered on terms to be negotiated.

Rent: £20,500 per annum exclusive of vat, estate charge, business rates (where charged) & other running costs.

A rent deposit will be required. Further details on request.

EPC

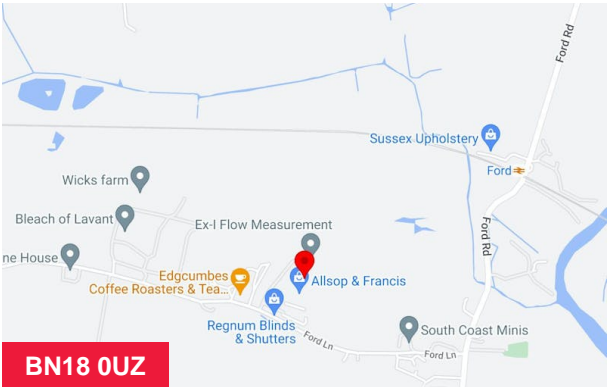
An EPC is being undertaken. This will be published when available.

Legal Costs

Each party to pay their own costs incurred.

Viewings

By prior appointment with sole agent Brierley & Coe. Please call 07980 019008



Summary

Available Size	2,604 sq ft
Rent	£20,500 per annum Exclusive
Rates Payable	£5,250 per annum <small>Source VOA. Approx figures. May qualify for 100% rates relief. Applicants can verify by contacting Arun District Council.</small>
Rateable Value	£10,500
VAT	Applicable. To all sums quoted
EPC Rating	Upon Enquiry

Viewing & Further Information

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