

TO LET

LIGHT INDUSTRIAL/ WAREHOUSES

1,000 - 1,575 sq ft

Units D1 / D7

**Rudford Industrial Estate
Ford Road
Ford, Nr Arundel
West Sussex**



Location

Rudford Industrial Estate is located approximately one mile south of Ford Railway Station on Ford Road, which links the A27 to the A259 south coast road. Ford is situated two miles west of Littlehampton, four miles east of Bognor and three miles south of Arundel. Rudford Industrial Estate is an established industrial area forming part of the former Ford Aerodrome site.

Description

The units form part of the Blackburn Industrial Centre that comprises seven refurbished self-contained industrial/warehouse units located close to the main entrance of the estate offering high visibility to visitors and good road/vehicle access for loading/turning.

Each unit has a good width aluminium sliding shutter door and a separate personal door access. The general construction is of steel frame with brick infill under a pitch roof and aluminium cladding to the front. The units benefit from three-phase power, WC facilities and gas is available to the rear of the units.

Unit	Dimensions, etc	Rent	Availability
D1	1,575 sq ft 4 parking spaces	£914.18 pcm	Available
D7	1,000 sq ft 3 parking spaces	£722.52 pcm	Available

Rents exclusive of business rates and own running costs.

Tenure

The units are available on a new full repairing and insuring lease basis, preferably for a three-year term or greater, shorter terms will be considered.

VAT

VAT will not be chargeable on this transaction.

Business Rates

Interested party must make their own enquiries with the Rates Department at Adur District Council.

Legal Costs

Each party will be responsible for their own legal fees.

Viewing

Strictly by prior appointment through agents:

Aston Rose

Contact: Paul Brierley
Telephone : 01903 507751
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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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