



**LIGHT INDUSTRIAL /  
WAREHOUSE / STORAGE**

1,142 Sq Ft  
(106 Sq M)

**RENT: £14,400 Per Annum**

## Light Industrial Unit / Warehouse To Let On Popular Industrial Estate

- + Situated At The Front of Ford Lane Industrial Estate
- + Suit Variety of Commercial Uses
- + Open Plan Warehouse Accommodation with Office
- + Allocated Parking To Front
- + Available on New Lease Terms From August 2024
- + Loading Door and Separate Pedestrian Door
- + No Business Rates Via Small Business Rates Relief, Subject To Tenant Status



## Location

The property is situated on the popular Ford Lane Industrial Estate which is located approximately 3 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 less than 100 yards to the south of the premises which provides links directly to Worthing (12 miles east) and Chichester (12 miles west). The nearest mainline railway station of Ford is located 1 mile to the north of the subject property.

## Description

The property comprises a light industrial / warehouse unit which is end of terrace and benefits from a pedestrian door and separate roller shutter (11'4" x 10'11") to the front. Internally the property is rectangular and arranged as an open plan workshop / warehouse with a separate office, WC and kitchenette.

The property would lend itself to a variety of commercial uses subject to gaining the relevant planning permission. The unit benefits from concrete flooring, strip lighting, ample electrical points and private parking to the front.

## Agents Note

Please note that the images shown were taken prior to the existing tenant taking occupation, which shows how the unit will be handed over to the incoming tenant. The property has yet to undergo dilapidations works, further details available upon request.

## Accommodation

| Floor / Name                  | SQ FT        | SQM        |
|-------------------------------|--------------|------------|
| Warehouse                     | 942          | 87         |
| Office, WC & Kitchenette Area | 200          | 18.5       |
| <b>Total</b>                  | <b>1,142</b> | <b>106</b> |

## Terms

The unit is available by way of a full FR&I lease for a term to be negotiated and agreed.

## Business Rates

According to the VOA website the property has a Rateable Value of £8,900. Small Business Rates relief applies, subject to tenants status.

## Estate Service Charge & Buildings Insurance

A1 contributes approximately £100 per calendar month towards the estate service charge. Exact details TBC.

The Landlord insures the property with the Tenant re-imbursing them for the cost. The current premium is £800 per annum but may change depending on the tenants proposed use.

## Summary

- + **Rent** - £14,400 Per Annum exclusive
- + **VAT** – Not To Be Charged On The Rent. To Be Charged on Estate Service Charge.
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E (124)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)