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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Unit 8 Ford Lane Business Park
Ford, Arundel, BN18 0UZ
£16,000 Per annum

James and James Commercial are delighted to bring to the market this well presented Industrial Unit To Let.

Located on the popular Ford Lane Business park, which is approximately 3 miles from the historic town of Arundel and approximately ten minutes drive south of the main A27 trunk road. The nearest mainline railway station of Ford is approximately 1 mile from the Business Park.

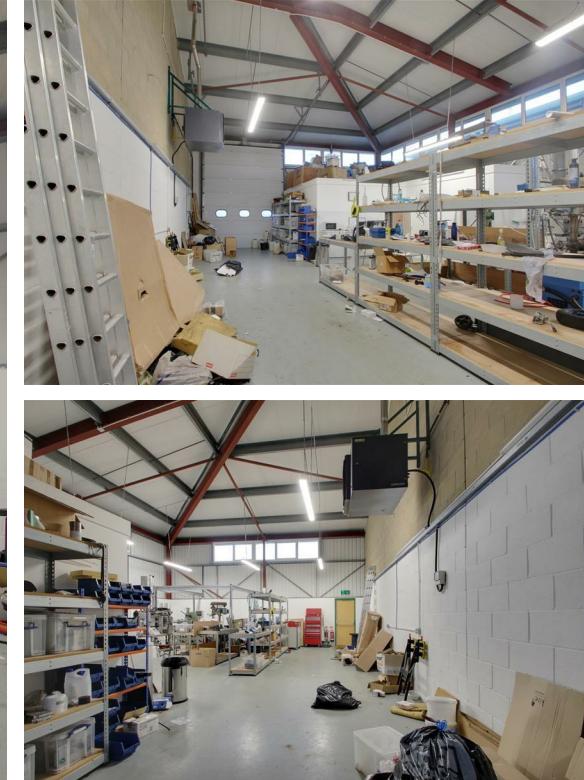
The property comprises of a light industrial/warehouse which can be accessed via either a personal door or a roller shutter door. The property is approximately 1286 sq ft and has a mezzanine level. The unit has 2 offices areas, a kitchen area and separate WC. The property also benefits from 4 parking spaces to the front of the unit.

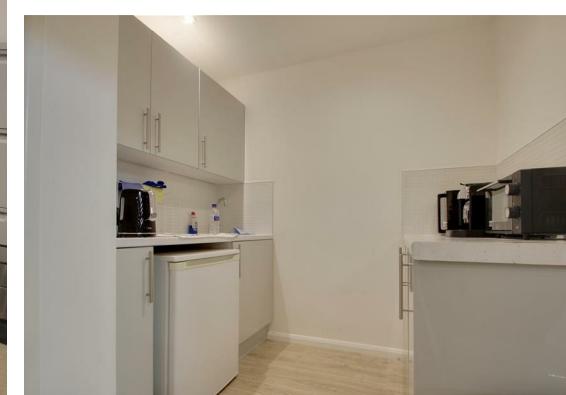
Lease Term - 5 Year FRI
Rent £16,000pa plus VAT
Service charge - Current service charge is £2055.68pa plus VAT.

EPC rating - (E) 114

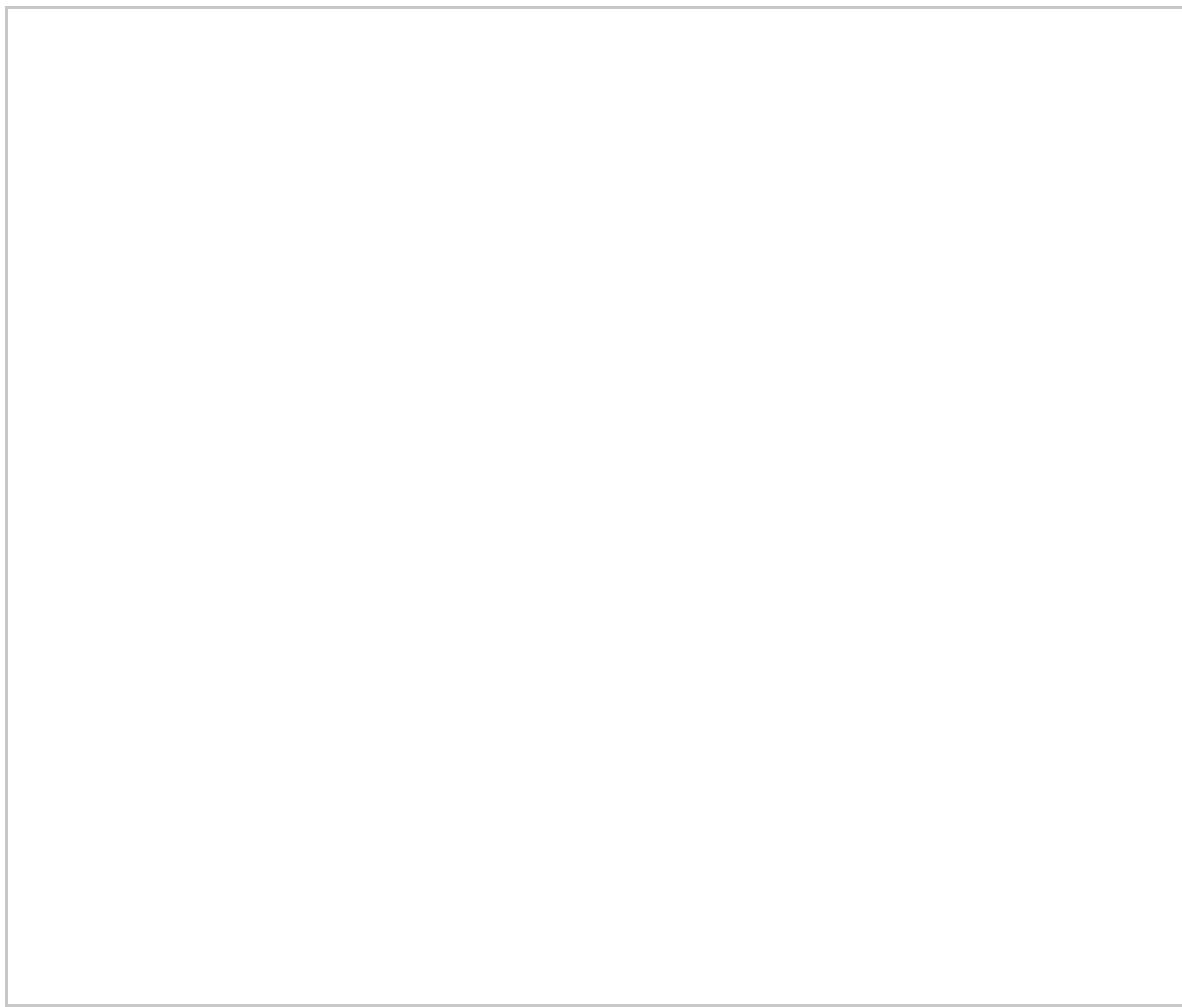
Legal Fees - each party to pay their own legal costs unless otherwise agreed.

Ratable value advertised online by GOV.UK is £8,700 Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.





Floor Plan



Viewing

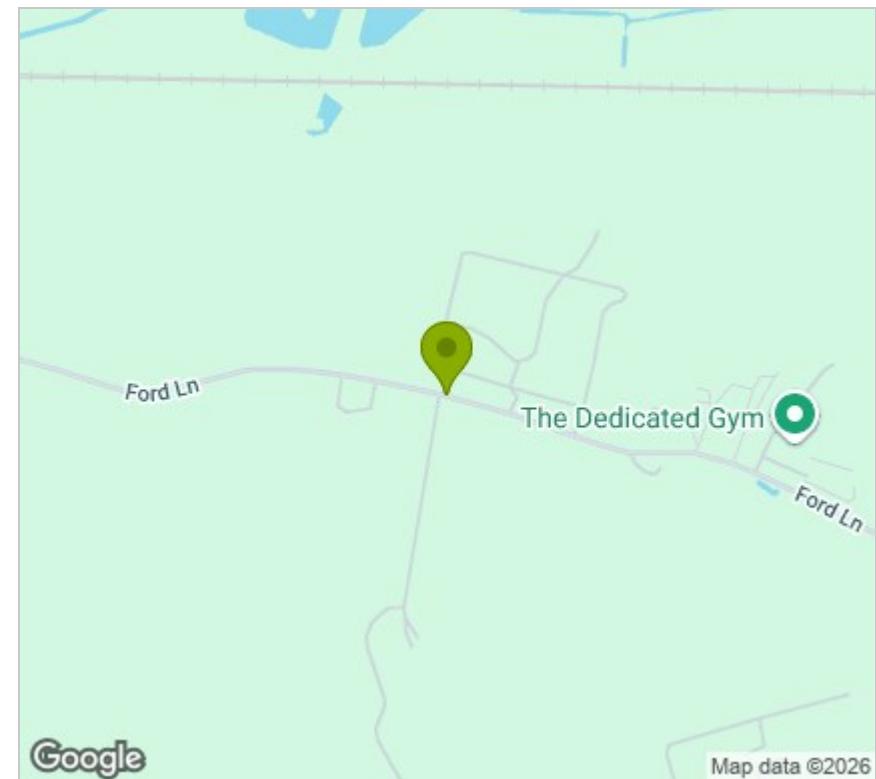
Please contact our Ferring Lettings Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

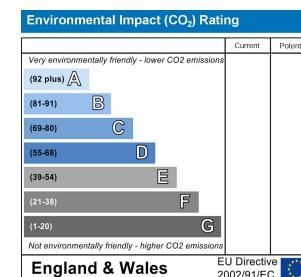
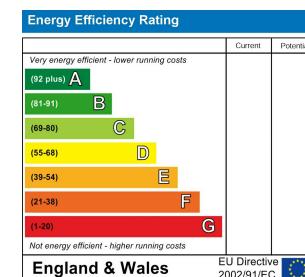
All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph



www.jamesandjamessea.co.uk

Company No. 12642413