

TO LET

WORKSHOP/STORAGE

**1,170 - 2,340 sq ft
(109-218 sq m)**

**Units D5 and D6 Rudford
Industrial Estate
Ford Road
Ford, Nr Arundel
West Sussex**



Location

The Rudford Industrial Estate is located off the Ford Road, approximately half a mile from its junction with the A259 South Coast Road and within two miles of the main A27 East/West trunk road via Arundel.

Access is signposted (on the west side) off Ford Road with entry via security gates. The subject units are approximately 50 yards on to the left of the mini roundabout.

Description

Two adjacent and interlinked industrial/storage units forming the end of a terrace of similar industrial units.

The premises are of steel frame construction with blockwork infill under a pitched roof incorporating rooflights. The floor is of concrete construction is level and painted.

Each unit has its own separate loading (11/0 wide), personnel door entrance, wc accommodation and fluorescent lighting.

NB : Unit 5 has an NV Powermatic gas fired blower installed by the existing tenant. This is available by separate negotiation.

Terms

The premises are available to let by way assignment of the whole or via underlease(s) as individual units for a term up to 9th August 2009.

Underlease(s) to be outside Sections 24-28 of the Landlord and Tenant Act 1954. Full details on application.

Rent

As a whole £13,500 per annum exclusive of business rates, estate service and management charge and VAT or, £6750 pax per unit.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
helenmighall@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Surveying
steve Elliott@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Project Management
jamescoulling@astonrose.co.uk

User

Light industrial under B1c and storage under B8 of the Use Classes Order.

NB: There is a bar on motortrade uses on this development.

Business Rates

We are informed that the rates payable for 2006/07 are approximately £5000 combined. Interested parties are advised to verify this information by contacting Arun District Council on 01903 737500.

Service Charge

We are informed that the quarterly estate management charge is approximately £150 combined.

Legal Costs

Each party to pay their own legal costs incurred.

Viewing

Strictly by prior appointment through sole agents:

Aston Rose

Contact: Paul Brierley
Telephone : 01903 507751
Fax: 020 7409 0876
Email: paulbrierley@astonrose.co.uk

www.astonrose.co.uk

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