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6

TO LET

INDUSTRIAL AND WAREHOUSE – 1,492 SQ FT (138.61 SQ M)

Unit C6, Ford Airfield Industrial Estate, Arundel, West Sussex, BN18 0HY

DESCRIPTION

The unit is of portal frame construction with brick and block walls with profile metal cladding on the upper elevations under a pitched roof incorporating translucent roof panels. Internally the unit has an epoxy floor which is suitable for forklift traffic. The unit has an eaves height of 4.83m. It also benefits from fluorescent lighting throughout and access for loading purposes via a roller shutter door. The unit also benefits from a separate pedestrian entrance. There is a gas supply, three phase electricity and 2 separate WCs. Externally, there is parking for up to 6 cars.

LOCATION

The unit is situated on the Ford Airfield Industrial Estate. Ford is approximately 2 miles to the west of Littlehampton and three miles to the east of Bognor with Arundel four miles to the north. Ford Airfield Industrial Estate is at the southern end of the village of Yapton and is approximately three miles south of the A27 south coast trunk road and one mile to the north of the A259 coast road by Yapton Road the B2233.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Production/Warehouse	1,497	139.07

AMENITIES / OPPORTUNITY

- Eaves height 4.83m
- Three phase electrical supply
- Single gas supply
- 6 car parking spaces
- Two WC's
- Roller shutter door
- Separate pedestrian access

RENT

£16,500 PAX

RATES

The April 2026 Rateable Value of the property is £11,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

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VIEWINGS –

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