



## UNIT G2, RUDFORD INDUSTRIAL ESTATE, FORD, NR ARUNDEL, WEST SUSSEX, BN18 0BD

- LIGHT INDUSTRIAL / WAREHOUSE UNIT FOR SALE
- SUIT SMALL OR NEW BUSINESS
- APPROX 916 SQ FT (+ 500 SQ FT MEZZANINE FLOOR OFFICES)
- PRIVATE PARKING, LOADING BAY, WC & KITCHEN AREA
- CLOSE A259 & A27 COAST ROADS

## PRICE £98,000 FREEHOLD

## LOCATION

Situated on the Rudford Industrial Estate in Ford which itself is an established industrial area in West Sussex. Access to the A27 is some 2 miles to the north and access to the A259 coast road is less than ¼ of a mile to the south. The town of Littlehampton is 1½ miles to the east with the town of Bognor Regis is 6 miles to the west. The estate provides a centre for both local and national firms with links along the southcoast.

## DESCRIPTION

The property comprises of a ground floor light industrial/warehouse of standard portal frame construction with block/brick infill. Internal staircase leads to a mezzanine floor level which provides office and storage areas. WC and separate kitchen area to rear. The property is approached via both roller shutter door and separate pedestrian entrance. Externally the property has private parking for two vehicles. The property suits a small or local business looking for a freehold opportunity. The property also benefits from solid concrete flooring and approx internal 12ft eaves.

## ACCOMMODATION

The property is arranged as follows with the approximate gross internal floor areas:

Ground Floor Industrial Warehouse/WC/Kitchen	916 sq ft
First Floor Mezzanine Office/Store	500 sq ft (height restricted in places)
<b>Total Area</b>	<b>1416 sq ft</b>

## TENURE

The property is available freehold with full vacant possession

## PRICE

**£98,000 Freehold**

## LOCAL AUTHORITY

For more information on how Arun District Council can assist new or existing businesses please contact Chris Shephard on 01903 713372 or visit [www.arun.gov.uk/business](http://www.arun.gov.uk/business)

## VAT

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

## LEGAL COSTS

Each party to be responsible for their own legal costs, if incurred

## VIEWING

Strictly by appointment through landlords agent Michael Jones Commercial

**Contact Steve Berrett or Jon Justice on 01903 228602**

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures or fittings.

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