



**Land South Of Ford Lane**  
Ford Lane, Nr Arundel, West Sussex BN18 0DF

**TO LET**

## SECURE OPEN STORAGE - FLEXIBLE TERMS

Sizes from 11,250 sq ft - 45,000 sq ft  
(Approx 0.25 - 1 Acre)

### Key Features:

- Secure Yard - 3 m Palisade fence
- 24/7 access
- Rare opportunity
- Excellent road links to A27 and A259
- Excellent HGV access
- Total size approx 1 acre
- Flexible form of tenancy
- Possibility of dividing the site into 11,250 sq ft or 22,500 sq ft plots
- Available immediately
- Rent from £12,500 pax





## Location

Ford is a village and civil parish in the Arun District of West Sussex, England. It is centred 2 miles south by south-west of Arundel and 13 miles west of Worthing.

The property is situated via an access Road from Ford Lane which is suitable for HGVs.

The site comprises an area of open land which is secured by a 3 metre palisade fence around the entire perimeter. The ground comprises of hardcore crush over the entirety of the yard.

There are currently no services to the site however it is feasible to get water and electric to the property. This would be the responsibility of any ingoing tenant.

## Accommodation

The property has the following approximate Gross External Area (GEA) of 45,000 sq ft (approx 1 acre).

Consideration would be given to dividing the site into 11,250 sq ft or 22,500 sq ft plots.

## Planning

Interested parties are advised to satisfy themselves as to the suitability of any intended use.

## Terms

The property is available for a maximum term of three years.

The landlord will reserve the right to serve notice at any time subject to 3 months prior written notice.

Rents from £12,500 - £40,000 per annum exclusive.

## Business Rates

We understand the property has not yet been assessed for business rates.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

We understand the property is exempt from having an EPC.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Mikael Goldsmith**

[m.goldsmith@flude.com](mailto:m.goldsmith@flude.com)

**01243 929141**

**07817 442525**

[www.flude.com](http://www.flude.com)



**11 August 2020**



## Maps

