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TO LET

INDUSTRIAL AND WAREHOUSE – 25,197 SQ FT (2,340.8 SQ M)

Block G, Ford Airfield Industrial Estate, Ford, West Sussex, BN18 0HY

Rent | £283,466 PAX — Substantial Refurbished Industrial Building with Self-contained yard — 09 September 2026

DESCRIPTION
The unit is situated on the Ford Airfield Industrial Estate. The unit, which is detached with a secure self-contained yard is of steel portal frame construction with brick and block work elevations with part profile sheet cladding on the upper sections under a pitched insulated metal profile roof incorporating translucent roof panels.
Internally, the unit is laid out to provide production areas, together with offices and WC facilities.

LOCATION
The unit is situated on the south side of the Ford Airfield Industrial Estate. Ford is approximately 2 miles to the northwest of Littlehampton and 2 miles to the east of Bognor and Arundel 4 miles to the north. Ford Airfield Industrial Estate is at the southern end of the village of Yapton and is approximately 3 miles south of the A27 south coast trunk road and 1 mile to the north of the A259 coast road via Yapton Road (B2233).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Production	22,486	2,088.95
Ground Floor Offices/Reception	1,029	95.59
First Floor Offices	1,682	156.26
TOTAL	**25,197**	**2,340.80**

AMENITIES / OPPORTUNITY
- 3-phase electric supply
- LED & sodium lighting within production areas
- 4 full height up and over loading doors
- 5.5m eaves
- Gas supply
- Gas space heaters within the production areas
- Decorated and carpeted offices with fluorescent strip lighting and electric wall-mounted heaters

RENT
£283,466 PAX

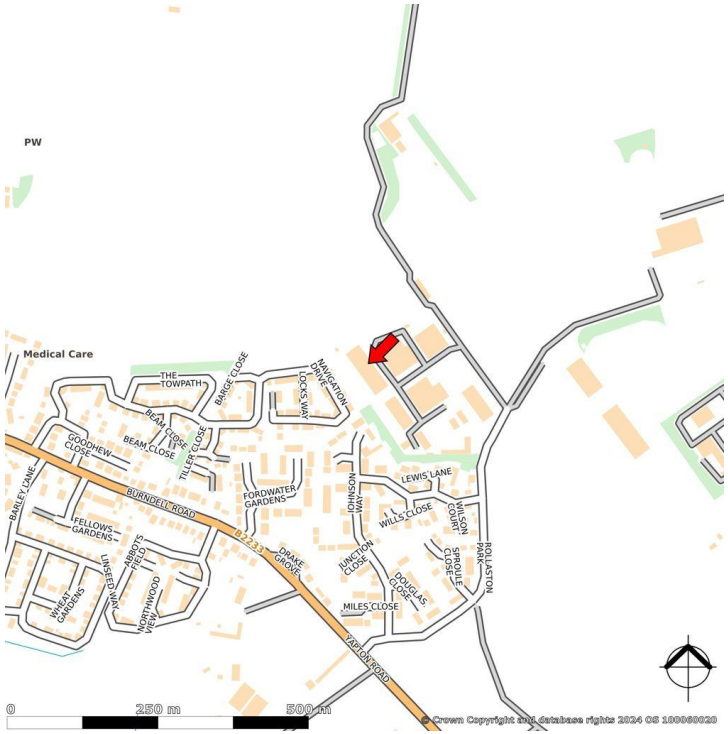
TENURE
The building is available by way of a new full repairing and insuring lease for a term to be agreed.

RATES
The current Rateable Value of the property is £52,000.

VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
51-75 C — 61 C









VIEWINGS – 01903 229200

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