



TO LET

Unit B, Marlowe House
Rudford Industrial Estate, Ford BN18 0BF



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Key Features

- Established industrial Location - Excellent road links to A27 and A259
- Secure yard / loading area
- Prominently located on the estate
- High quality offices (air conditioned) - Executive boardroom
- On site gym/studio with sauna
- 7M to apex in main warehouse
- Main loading door measuring 4m (w) x 4.4m (h)
- For lease / may sell
- 4,342 sq ft mezzanine
- 3 Phase power





Location & Situation

The property is located on the well established Rudford Industrial Estate, which is approximately three miles from the historic town of Arundel and lies a ten-minute drive south of the main A27 trunk road. The A259 coastal road is located a one-minute drive south of the premises which links directly to Littlehampton (2 miles) & Worthing (12 miles) to the east and Bognor (6 miles) and Chichester (12 miles) to the west.

The estate is home to a number of established occupiers including Jabilite, RT Page and BEWI.





Description & Accommodation

The property comprises the southern part of a detached warehouse with a secure yard area .

The premises are constructed of brickwork elevations with a pitched corrugated roof and translucent rooflights over the main warehouse.

The main warehouse, which is accessed from a secure yard via a roller shutter door, is open plan with a useful mezzanine and this links into a workshop/store which can also be accessed separately from the main estate road.

At the front of the property is a high-quality office area enjoying air conditioning double glazing and a quality fit out. There is further parking in front of the premises.

The property benefits from the following amenities:

- Three phase electricity supply
- Mains Gas
- Gas Fired heaters (not tested)
- Secure yard / loading area
- 6.1m eaves height rising to 7m at the apex
- Car parking for up to 20 vehicles
- Air Conditioned offices
- Executive boardroom
- On site gym/studio with sauna
- Main loading door measuring 4m (w) x 4.4m (h)

We have measured and calculate the premises to have the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Warehouse & Workshop	7,879	731.97
Mezzanine	4,342	403.37
Ground Office	1,709	158.76
First Office	3,421	317.79
Total	17,350	1,661.88

*A further 2,000 sq ft of high quality office space is also available in the adjoining building, Maven House.





Rateable Value

Description: Warehouse and Premises

Rateable Value (2023): £83,500

Occupiers are advised to make their own enquiries in respect of their business rates payable.

EPC

We understand the property to have an EPC rating of C (63).

Planning

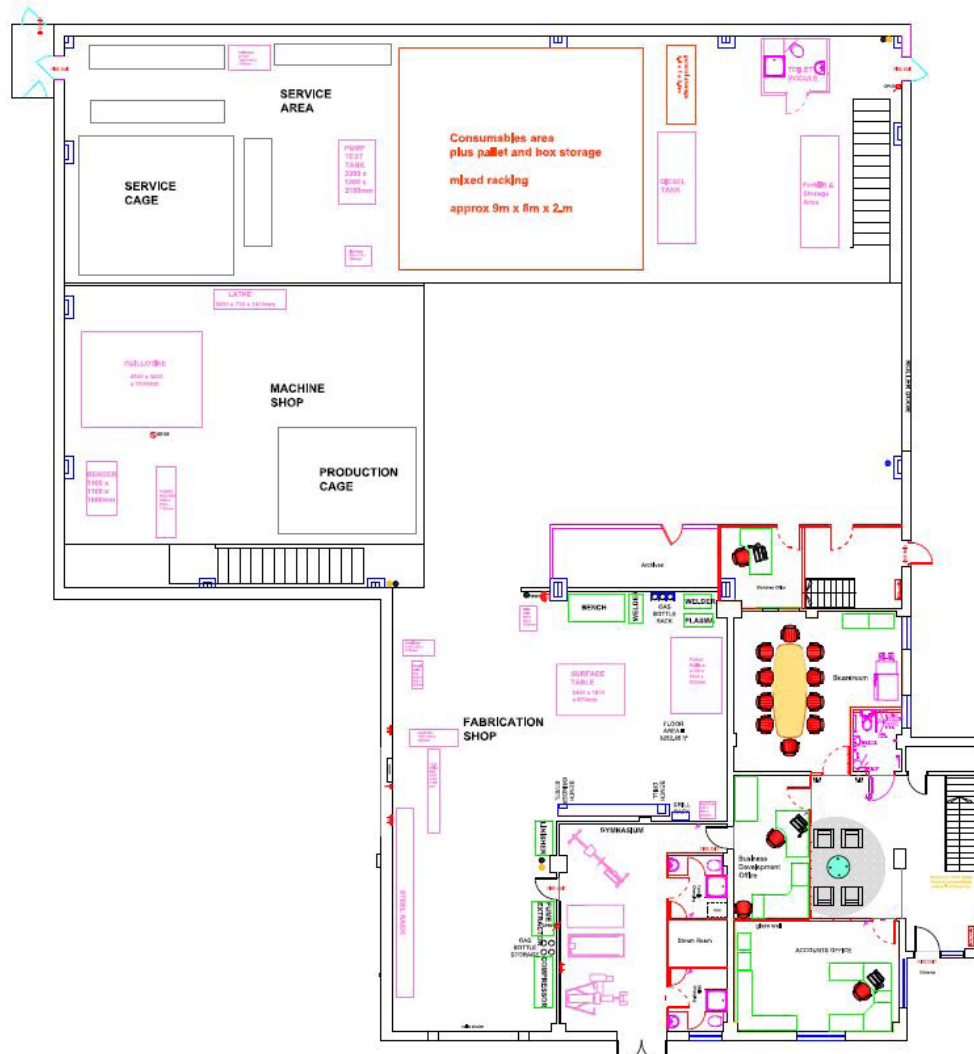
We understand that the premises benefit from a Class B2 and Class B8 use under the Town & Country Planning (Use Classes) Order 1987, as amended however, would suit Class B1/B8, stnpc.

Occupiers are asked to make their own enquiries in respect of their use, requirements and suitability of such.

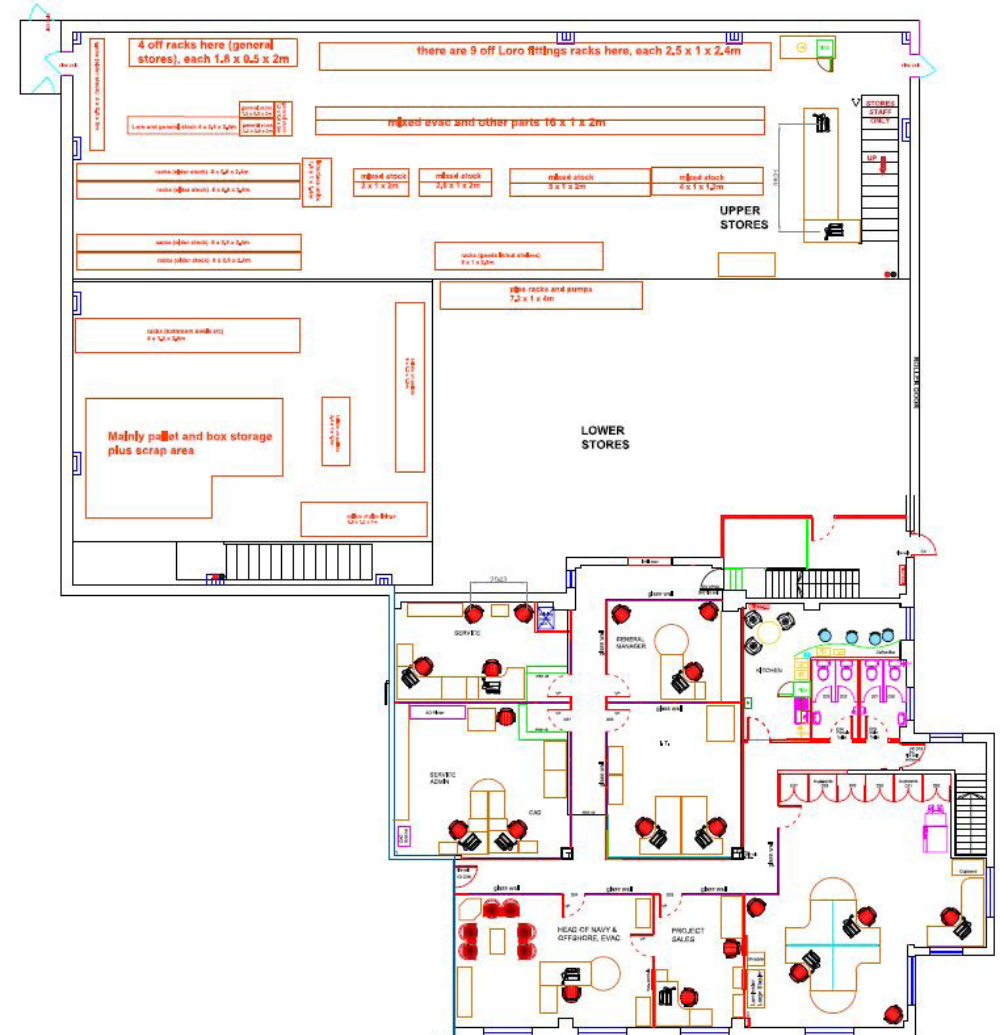




Ford - Lower Floors



Ford - Upper Floors



FLOOR PLAN For identification purposes only



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Terms

Marlowe House is available to let by way of a new full repairing and insuring lease for a term to be agreed.

The freehold of the property may also be available, with the possibility of including the adjoining Maven House.

Further details on pricing and freehold position are available from the agent upon request.

There will be a service charge and building insurance premium payable.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants 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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

October 2024

