



FOR SALE

Units 15 & 16 Ford Lane Business Park
Ford Lane, Ford, West Sussex, BN18 0UZ



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Key Features

- Available with vacant possession.
- Of interest to investors or owner occupiers
- Constructed in the mid 1990s
- Ground floor workshop / storage
- Roller shutter door
- Triple aspect first floor, fully fitted offices providing great natural light
- Parking for approx 12 vehicles
- 3 Phase Power supply
- Air Conditioning
- 0.8 Miles away from Ford mainline train station





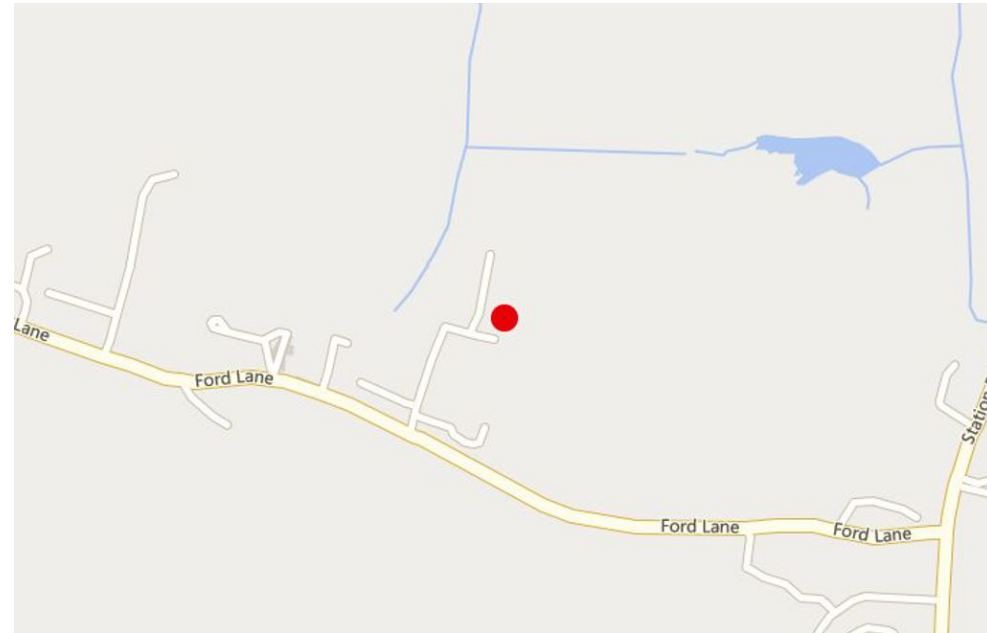
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Location & Situation

Ford is a village and civil parish in the Arun District of West Sussex, approximately 2 miles South of Arundel and 1.5 miles West of Littlehampton. Conveniently located between the A259 to the south and A27 south coast trunk road to the north, easily connecting to Brighton, Gatwick Airport and London via the A23/M23/M25 and Portsmouth, Southampton and the A3 via the M27:

Ford also has the benefit of a mainline railway station, with direct services available along to coast and up to London.

Ford Lane Business Park is accessed from Ford Lane with the units positioned on South-East corner of the estate.





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Description & Accommodation

The property comprises of two adjoining, freehold business units, constructed in the mid 1990s. The units are of steel portal frame construction, under a pitched roof with profile sheet metal clad & brick elevations. Unit 15 has the benefit of double height glazed entrance lobby, with Unit 16 benefitting from a large up & over roller shutter door. Both units have separate pedestrian entrance doors.

Internally the units are configured as light industrial / warehouse space on the ground floor, with offices at first floor level. Further amenities include triple aspect double glazed windows, roller shutter loading door, concrete flooring, air conditioning, suspended ceilings with inset lighting, shower, kitchen, w/cs.

Externally the units have allocated parking for approximately 12 vehicles.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 15 - Ground Floor	1,655	153.75
Unit 15 - First Floor	1,385	128.67
Unit 16 - Ground Floor	1,657	153.94
Unit 16 - First Floor	1,558	144.74
Total	6,225	578.3





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Rateable Value

Rateable Value (2023): £21,500
Rates Payable: Approx £10,750

EPC

We understand the property has an EPC rating of D - 81

Planning

It is understood the property has been used for purposes within B1 (Eg) use class.

Interested parties are advised to make their own enquiries in this regards and in respect of their required consents.





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Terms

We have been instructed to market the freehold interest, subject to vacant possession and contract, at a guide price of £495,000.

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



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.

19 August 2025

