



## WORKROOM / STORAGE / OFFICES / MEDICAL / LEISURE

1,724 Sq Ft  
(160 Sq M)

**RENT: £12,500 Per Annum**

# Versatile Open Plan First Floor Commercial Accommodation (Class E) To Let

- + Situated in Heart of Bognor Regis, West Sussex
- + Suit Variety of Commercial Uses (Medical, Beauty, Leisure, Light Industrial, Storage, Office)
- + Well Presented Open Plan Accommodation
- + Close To All Town Centre Amenities
- + Situated in Residential Street With Unrestricted Parking
- + Video -



## Location

The property is situated on Ockley Road in the popular seaside town of Bognor Regis. Ockley Road is a residential road accessed off the B2166 which links to both the A259 coastal road (1 mile south) and A29 trunk road (2.5 miles north). The Town centre with its array of retail outlets, leisure complexes and restaurants is located within a 5 minute walk of the property. Bognor Regis mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 35 minutes) is located 0.3 miles to the north. Bognor Regis is a popular seaside town and resort located on the southcoast of England situated between the cathedral city of Chichester (7 miles west) and the seaside town of Worthing (18 miles east).

## Description

A rare opportunity to lease versatile first floor accommodation which is presented to the market in good internal condition and ready for immediate occupation. Accessed via UPVC front door with lock and number code internal stairs lead to two open plan workrooms / offices which are divided by a storage cupboard, WCs and kitchen. The space which, subject to planning, would suit a variety of commercial users from medical, beauty, light industrial, storage and distribution and offices benefits from over 60ft of double glazed windows and is therefore extremely light and airy. Other benefits include both carpeting and non slip flooring, ample electrical points and suspended ceilings with LED lighting.

## Accommodation

Floor / Name	SQ FT	SQM
Main Workspace / Office / Storage	1,130	105
Second Workspace / Office / Storage	500	47
Kitchen	58	5
Store	36	3
<b>Total</b>	<b>1,724</b>	<b>160</b>

## Terms

The first floor is available by way of a new effective FR&I lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the first floor has a Rateable Value as of April 2023 of £8,900. Interested parties are asked to speak to Arun District Council directly to ascertain what relief may be applicable to their business.

## Summary

- + **Rent** - £12,500 Per Annum exclusive
- + **VAT** – To Be Charged on the Rent
- + **Service Charge** –
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – D(95)
- + **Video** -

## Viewing & Further Information

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