

Unit 15 Castlegrove Business Park  
Durban Road, Bognor Regis, West Sussex,  
PO22 9QT



**INDUSTRIAL /  
WAREHOUSE**

7,969 Sq Ft  
(740 Sq M)

**RENT: £65,000 Per Annum**

**Large Open Plan  
Warehouse with  
Fitted Offices &  
Parking**

- + **12 MONTHS HALF RENT AVAILABLE** (subject to lease terms)
- + Situated on Popular Bognor Regis Business Park
- + Easy Access to A27, A29 & A259 Roads
- + Self Contained Building with Excellent Roadside Frontage
- + Allocated Parking
- + Nearby Occupiers Include Howdens, West Sussex County Council & Toolstation



## Location

Bognor Regis is a town and seaside resort in West Sussex on the south coast of England, 55 miles south-west of London, 24 miles to the west of the city of Brighton, 6 miles south-east of Chichester and 16 miles east of Portsmouth.

The subject property is located off Durban Road on the established Castlegrove Business Park estate. Durban Road is one of Bognor's primary industrial areas with occupiers including Howdens, West Sussex County Council, Storage Mart & Toolstation situated close by. Bognor's mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour 45 minutes) is situated approximately 1 mile to the south.

## Description

An opportunity to lease a substantial mid-terrace warehouse unit of steel portal frame construction with blockwork elevations under a cement sheet roof. The unit comprises of an open plan warehouse with offices to front with male and female WCs & kitchenette. There is a separate pedestrian entrance door leading to the offices which are presented in good condition benefitting from double glazed windows, carpeting throughout and ample data points. The whole property benefits from three phase electricity, electric roller shutter door and extensive parking to front. The unit is self-contained with a great roadside frontage onto Durban Road. This versatile unit would be suitable for a number of uses such as industrial storage/showroom, trade counter and manufacturing (subject to gaining any required planning consents and landlords prior written approval).

## Accommodation

Floor / Name	SQ FT	SQM
Offices	645	60
Warehouse	7,061	656
Staff Facilities	263	24
<b>Total</b>	<b>7,969</b>	<b>740</b>

## Tenure

The property is available by way of a new FR&I Lease to be granted outside the provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £49,500. Interested parties are asked to verify this information by speaking with the local authority.

## Summary

- + **Rent** - £65,000 Per Annum exclusive
- + **VAT** – Is to be charged on the quoting terms & service charges
- + **Service Charge** – TBC
- + **EPC** – D85
- + **Legal Fees** – Each party to pay their own
- + **Agents Note** – It is possible to split this unit into smaller units if required. Further details available upon request.

## Viewing & Further Information

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