



UNIT 1 SHRIPNEY TRADE PARK, BOGNOR REGIS, PO22 9GH

INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER / SHOWROOM /
WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

404 SQ M (4 348 62 SQ FT)



Summary

Prominent Trade Counter/Industrial Unit To Let

Available Size	404 sq m
Rent	£12 per sq ft
Rates Payable	£28,860 per sq ft
Rateable Value	£52,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

- Electric roller shutter door (3.59m (h) x 4.52m (w))
- Three phase electricity
- 6.3m eaves height
- Recently serviced heating unit within the warehouse
- Prominent roadside position within the trade park
- 24/7 access
- Potential to suit various uses (STPC)
- 10 parking spaces



Location



**Unit 1 Shripney Trade Park,
Bognor Regis, PO22 9GH**

The unit is located on Shripney Trade Park, a well-established commercial location fronting Shripney Road (A29) approximately 1 mile north of Bognor Regis town centre. Bognor Regis is a popular South Coast town in West Sussex, situated approximately 6 miles south-east of Chichester, 24 miles west of Brighton and around 55 miles south-west of London. The area benefits from good road communications via the nearby A27, which provides links along the South Coast.

Shripney Trade Park occupies a prominent position within the town's principal trade and industrial area and benefits from strong accessibility and passing traffic. The surrounding area consists of trade counter, industrial and retail warehouse occupiers, with nearby national operators including Tesco, B&Q, Wickes and Next.





Further Details

Description

The unit comprises a well-presented industrial/trade unit of brick construction with steel cladding to the upper elevations, positioned prominently on the roadside frontage of Shripney Road within Shripney Trade Park. The property is in good condition and benefits from a clear internal height of approximately 6.33m to the eaves and 7.66m to the apex. Loading access is provided via an electric roller shutter door measuring approximately 3.585m (w) x 4.523m (h), together with double pedestrian entrance doors to the front elevation measuring approximately 2.21m x 2.01m.

The unit benefits from three-phase electricity, a heating unit which has recently been serviced, and 24/7 estate access. Externally, the property benefits from five allocated parking spaces. The surrounding estate is home to a range of established trade and automotive occupiers including a car wash, Brandon Tool Hire and MOTEST.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground	4,348.62	404
Total	4,348.62	404

Viewings

Viewings to be arranged via sole agents Vail Williams LLP.

AML Documentation

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together, with evidence/proof identifying source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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