



TO LET

Substantial Warehouse / Industrial Unit with Offices & Parking

Unit 12, Castlegrove Business Park, Durban Road, Bognor Regis, West Sussex, PO22 9QT

£142,500 Per Annum

5,000 – 17,414 Sq Ft

Michael
Jones
& Company

Unit 12, Castlegrove Business Park, Durban Road, Bognor Regis, West Sussex, PO22 9QT

Location

Bognor Regis is a town and popular seaside resort in West Sussex situated 55 miles southwest of London, 24 miles west of the City of Brighton, 6 miles southeast 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, Tool Station, West Sussex County Council and Storage Mart situated close by. Bognor's mainline railway station with its regular services along the southcoast and north to London is approximately 1 mile to the south.

Description

An opportunity to lease a substantial detached industrial unit of steel frame construction under a pitched sheet metal roof with translucent roof panels. The unit comprises an open plan warehouse with offices to front with male and female WC block and small kitchenette. The property benefits from electric roller shutter door, LED lighting, 3 phase electricity and generous eaves height rising to 25'3 at the apex. There is a separate pedestrian entrance door leading to the offices which are presented in good condition benefitting from double glazed windows, carpeting throughout, ample power and data points with suspended ceiling and inset lighting. The property also benefits from unallocated parking to the front. 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

The property has the following approximate floor areas:

Warehouse	15,000 Sq Ft
Offices	1,792 Sq Ft
WC & Kitchen Block	622 Sq Ft
Total Area	17,414 Sq Ft

NB - Our clients would consider a letting of the whole or alternatively consideration would be given to splitting the unit to provide 5,000 Sq Ft & 10,000 Sq Ft warehouses respectively. Further details available upon request.

Tenure

The property is available by way of a new full repairing and insuring lease with terms to be negotiated and agreed.

Rent

£142,500 per annum exclusive.

VAT

Please note that VAT may be charged on the quoting terms.

Business Rates

Interested parties are asked to contact Arun District Councils Business Rates Department directly to ascertain what the Rateable Value is for this unit.

Estate Service Charge

We are informed that the estate service charge is £5261 plus VAT per annum. We are advised that this is charged on a quarterly basis.

Buildings Insurance

We are informed that the current building insurance premium for this unit is £5353 per annum.

EPC

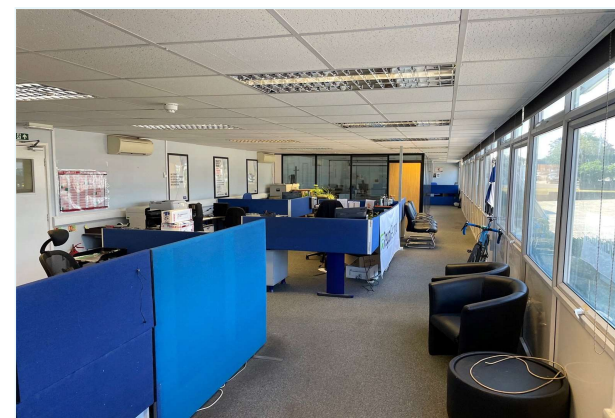
The property has a valid EPC with a rating of C61.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

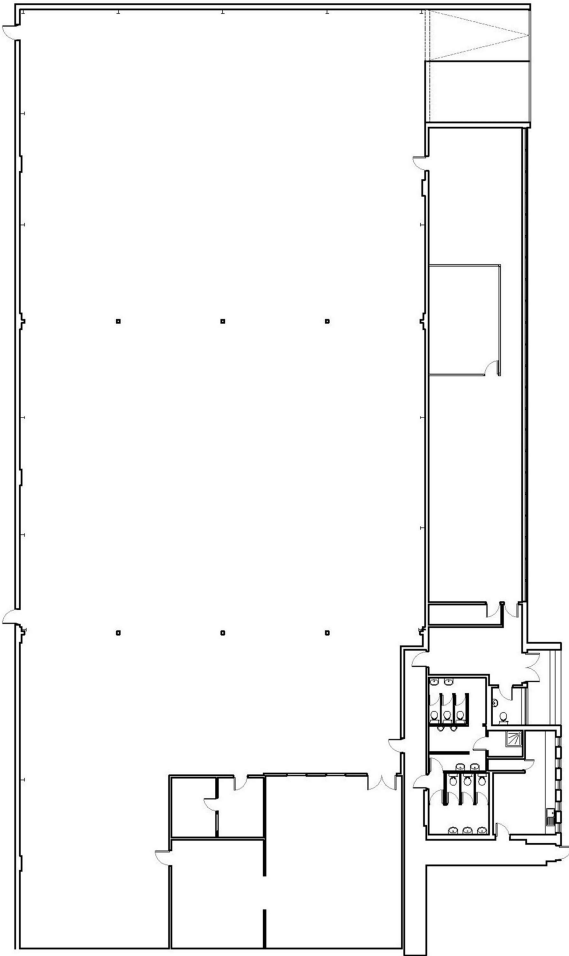
Strictly by appointment through Michael Jones Commercial



Michael Jones & Company Commercial

T: 01903 201212 commercial@michaeljones.co.uk www.michaeljones.co.uk

Unit 12, Castlegrove Business Park, Durban Road, Bognor Regis, West Sussex, PO22 9QT



Michael Jones & Company Commercial

1st Floor Chapelworth House, 1 Chatsworth Road, Worthing, West Sussex, BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

**Michael
Jones
& Company**