

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



**INDUSTRIAL / TRADE  
COUNTER / WAREHOUSE**

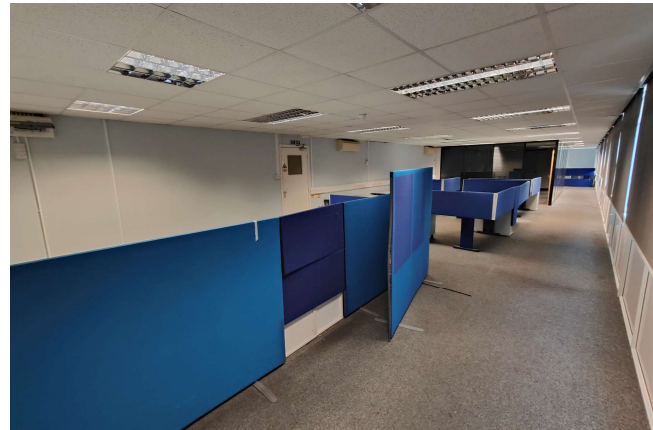
17,414 Sq Ft  
(1,617 (Sq M))

**RENT: £125,000 Per Annum**

Substantial  
Warehouse /  
Industrial Unit with  
Offices & Parking  
(May Split Into  
Smaller Units)

- + **12 MONTHS HALF RENT AVAILABLE** (subject to lease terms)
- + Situated on Popular Bognor Regis Industrial Estate
- + Nearby Occupiers Include Toolstation, Howdens, Storage Mart & West Sussex County Council
- + Self Contained Building With Roadside Prominence
- + Available For Immediate Occupation
- + May Split in 3x 5,000 Sq Ft Units





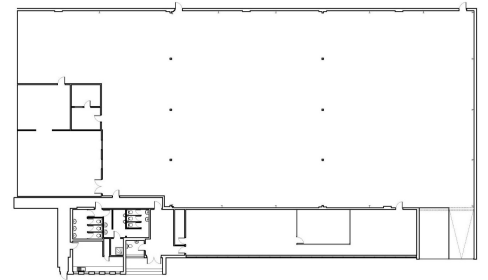
## Location

Bognor Regis is a seaside resort on the southcoast of England located approximately 55 miles south-west of London, 24 miles west of the city of Brighton, 6 miles south-east of the cathedral city of Chichester and 16 miles east of Portsmouth.

The subject property is located off Durban Road on the established Castlegrove Business Park. Durban Road is one of Bognor Regis' primary industrial areas and is home to national companies such as Toolstation & Howdens. The estate has excellent road connections with the A27, A29 & A259 all situated close by. Bognor Regis Town Centre with its vast array of shops, restaurants & leisure outlets is situated 1.5 miles to the south where the mainline railway station with regular services to London and along the southcoast can also be located.

## Description

A rare 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 of an open plan warehouse with offices to front. There are staff facilities in a block alongside a small kitchenette. The unit benefits from generous eaves height rising to 25'3" at the apex. Other features to the warehouse include concrete flooring, three phase electricity, electric loading door with covered loading areas. The front office block is presented in good condition and benefits from double glazing, carpeting throughout, ample power and data points, suspended ceiling with inset lighting and CCTV (not tested). Externally the property has private parking for in excess of 10 vehicles. This versatile unit would suit a variety of occupiers such as showroom, trade counter, manufacturing and distribution.



## Summary

- + **Rent** - £125,000 Per Annum exclusive
- + **VAT** - To be charged on the rent & service charges
- + **Service Charge** - £5,261 + VAT Per Annum
- + **Buildings Insurance** - £5,353 Per Annum
- + **Business Rates** - Rateable Value (TBC)
- + **EPC** - C61
- + **Legal Costs** - Each party to pay their own

## Accommodation

Floor / Name	SQ FT	SQM
Warehouse	15,000	1,393
Offices	1,792	166
WC & Kitchen Block	622	57
<b>Total</b>	<b>17,414</b>	<b>1,617</b>

## Tenure

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

## Viewing & Further Information

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