



Bognor Ambulance Station
44 Chichester Road, Bognor Regis. PO21 2XJ

TO LET

STANDALONE WAREHOUSE PREMISES - MIXED E/B8 CONSENT

Total GIA - 6,185 sq ft (574.59 sq m)

Key Features:

- 6.39m - 8.75m eaves
- Electric up and over roller shutter door -
5.09m (w) x 3.99m (h)
- Fully fitted first floor offices
- Roof hung halogen lighting
- Radiant style heating
- On-site parking
- Three phase power
- 24/7 hours of operation





Location

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

The premise benefits from quick access to the A29 and the A259, the former which links Bognor Regis to the A27 (seven miles north of the town) and the wider national road network.

Bognor Regis Railway Station (10 minute walk) offers direct and regular services to London Victoria with a fastest time of 1 hour and 40 minutes. The station also provides regular services to Brighton and Chichester.

Accommodation

The premises comprise of a warehouse unit of steel portal frame construction, with corrugated steel cladding, built in 1998.

The property has an minimum eaves height of 6.18m and max of 8.75m, metal roller shutter door, roof hung halogen lighting and radiant style heating. The first floor provides fully fitted offices, restroom, WC facilities and kitchenette area.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Ground floor warehouse and stores	4,631 sq ft	430.28 sq m
First floor office/ancillary	1,554 sq ft	144.35 sq m
Total Gross internal area	6,185 sq ft	574.63 sq m

EPC

We understand the property has an EPC rating of C - 71.

Planning

The premises benefits from has most recently been occupied by South East Coast Ambulance Services (Sui Generis) but now has the benefit of mixed class E and B8 use, with 24/7 hours of operation, thus suiting a wide array of uses.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO.

Interested parties should make their own planning enquiries and satisfy themselves in regards to their required use.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £55,665 per annum exclusive.

Business Rates

Rateable Value (2023): £48,250.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH