



INDUSTRIAL / TRADE
COUNTRT / WAREHOUSE

1,988 Sq Ft
(185 Sq M)

RENT: £17,892 PER ANNUM

Warehouse / Light Industrial / Trade Counter Unit With Parking

- + ***UNDERGOING REFURBISHMENT AVAILABLE JULY 2026***
- + Situated On Popular Bognor Regis Industrial Estate
- + Nearby Occupiers Include Toolstation, Howdens, Storage Mart & West Sussex County Council
- + Superb Access to A29, A27 & A259 Trunk Roads
- + Open Plan Warehouse Accommodation
- + New FR&I Lease Terms
- + Suit Variety of Commercial Uses (stpc)
- + Viewing Highly Recommended



Old Photograph – Undergoing Refurbishment Available July 2026



Old Photograph – Undergoing Refurbishment Available July 2026



Old Photograph – Undergoing Refurbishment Available July 2026

Location

Bognor Regis is a popular 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

The property, which is situated within a block of similar light industrial properties on the popular Castlegrove Business Park. This refurbished unit is of steel portal frame construction with brick and blockwork elevations and metal profile upper sections. Access to the property is gained via either a pedestrian front door or via two roller shutter loading doors (one at each end of the property). The property currently provides an open plan warehouse and with an accessible WC at the front of the property with a small kitchenette. The unit benefits from LED lighting, concrete flooring, single phase electrics and is ready for immediate occupation.

The property would lend itself to a variety of commercial uses subject to gaining the relevant planning permissions.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	1,988	185
Total	1,988	185

Terms

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

Business Rates

According to the Valuation Office Agency (VOA) the property has a Rateable Value of £15,000.

Summary

- + **Rent** - £17,892 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - Approx £697.59 Per Annum Exclusive
- + **Buildings Insurance** - Approx £675.52 Per Annum Exclusive
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(72)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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