

Industrial

# UNIT 5 | DURBAN PARK INDUSTRIAL ESTATE

Durban Park, Bognor Regis, PO22 9RJ



## UNIT 5 | 4,584 SQ FT

Industrial unit

Unit 5 is being refurbished and provides 4,584 sq ft of versatile industrial space, complete with car parking and dedicated office facilities. Ideal for a range of businesses, including storage, manufacturing, and engineering, this unit offers a flexible working environment to suit diverse operational needs.

Durban Park Industrial Estate is located within Bognor Regis, less than half a mile from the town centre, close to the A259 linking to Worthing and Chichester. It is approximately 55 miles south west of London, 24 miles west of Brighton and 6 miles east of Chichester.



Lease Type

New

### Unit Summary

- Flexible Space
- Well Maintained Estate
- Premier Industrial Location
- Close to Transport
- Car Parking
- WC Facilities

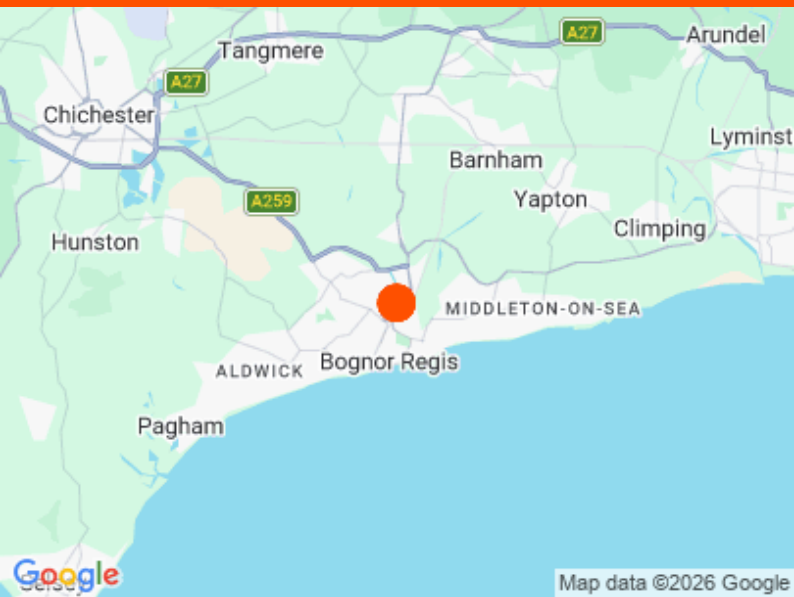
### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£52,900.00	£11.54
Rates	£31,488.00	£6.87
Maintenance Charge	£9,168.00	£2.00
Insurance	£1,375.20	£0.30
<b>Total Cost</b>	<b>£94,931.20</b>	<b>£20.71</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The Durban Business Centre is located on the established Durban Road Business Park within Bognor Regis in close proximity to the A259 linking to Worthing and Chichester. Bognor Regis is a popular and expanding seaside town on the South Coast of West Sussex. It is approximately 55 miles south west of London, 24 miles west of Brighton and 6 miles east of Chichester. Durban Road Industrial Estate is located less than ½ a mile from the town centre close to the A259 and A29.



Road  
A3: 12 miles



Airport  
Southampton: 38 miles



Rail  
Littlehampton: 7 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (88)



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## Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: [unit.info/U4P0200093](https://unit.info/U4P0200093)

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