



**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

2,299 Sq Ft
(214 Sq M)

RENT: £21,000 PER ANNUM

Warehouse / Light Industrial / Trade Counter Unit With Allocated Parking To Let

- + Situated on Popular Bognor Regis Business Park
- + Nearby Occupiers Include Toolstation, Howdens Joinery & West Sussex County Council
- + Suit Variety of Commercial Uses (stpc)
- + 4 Allocated Parking Spaces
- + Available For Quick Occupation
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

The Regis Business Centre is located on the South Berstead estate which is an established industrial estate to the north of Bognor Regis town centre. The units are situated on the west side of Durban Road with nearby occupiers including Toolstation, Howdens and West Sussex County Council. The estate is conveniently located close to the A29 and is 5 miles to the south of the main A27 trunk road. Bognor is a popular seaside resort situated approximately 6 miles southeast of the cathedral city of Chichester and 16 miles west of the seaside town of Worthing.

Description

The Regis Business Centre is a series of eight light industrial / warehouse units with front two storey office building.

Unit 8 which is located at the rear of the Business Park benefits from concrete flooring, three phase electricity, roller shutter loading door (14ft X 12ft), LED lighting and a maximum eaves height of 26ft. The property is currently open plan in nature however could be divided to create separate areas if required.

Externally the unit comes with 4 allocated parking spaces

Historically the unit has been used for a variety of commercial uses, most recently a bakery and any commercial occupiers would be considered subject to them obtaining any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Unit 8- Warehouse	2,299	214
Total	2,299	214

Terms

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

Business Rates

The units are to be split and refurbished and shall shortly be re-assessed by the VOA. Interested parties are asked to contact Arun District Council for further information.

Summary

- + **Rent** - £21,000 Per Annum Exclusive
- + **VAT** - TBC
- + **Legal Costs** - Each Party to Pay Their Own
- + **EPC** - C(67)
- + **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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