



1 Shripney Trade Park
Shripney Road, Bognor Regis, PO22 9GH



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STORE CLOSING

SALE
STORE CLOSING
DOWN

TO LET

Prominent Trade Counter Unit
Established Industrial/Trade Area
Well Located – Close to A27
4,968 ft² (461.53 m²)



Description

The property comprises a modern detached steel portal frame warehouse of brick and blockwork construction. There is an electric roller shutter door (3.58m wide by 4.75m high). There is a pedestrian entrance and the property benefits from some glazed elevations to provide modern bright space. The property has LED lighting throughout, 3 phase power, a staff kitchen/ tea point and WC.



Specification

- 7.4m max eaves
- 6.76 m to underside of haunch
- 3 Phase power
- 10 car parking spaces
- Ground floor trade counter unit
- Double glazed windows and pedestrian doors
- LED warehouse lighting
- Gas heater to warehouse
- Ground floor WC
- EPC Rating – B46





Warehouse to be cleared and refurbished



Location

Shripney Road is the arterial route connecting the centre of Bognor Regis to the A259 and onwards to the A27. The prominent location is home to major trade and industrial occupiers alongside retailers such as Sainsbury, Tesco, Marks and Spencer and B&Q. Local trade occupiers include Toolstation, National Tyres, Woolsley Plumbing, Yeoman Nissan, Motor Parts Direct and Peter Cooper.

The property benefits from excellent road communications providing direct access to London, Portsmouth and Southampton and direct rail access to London Victoria via half hourly trains.

Terms

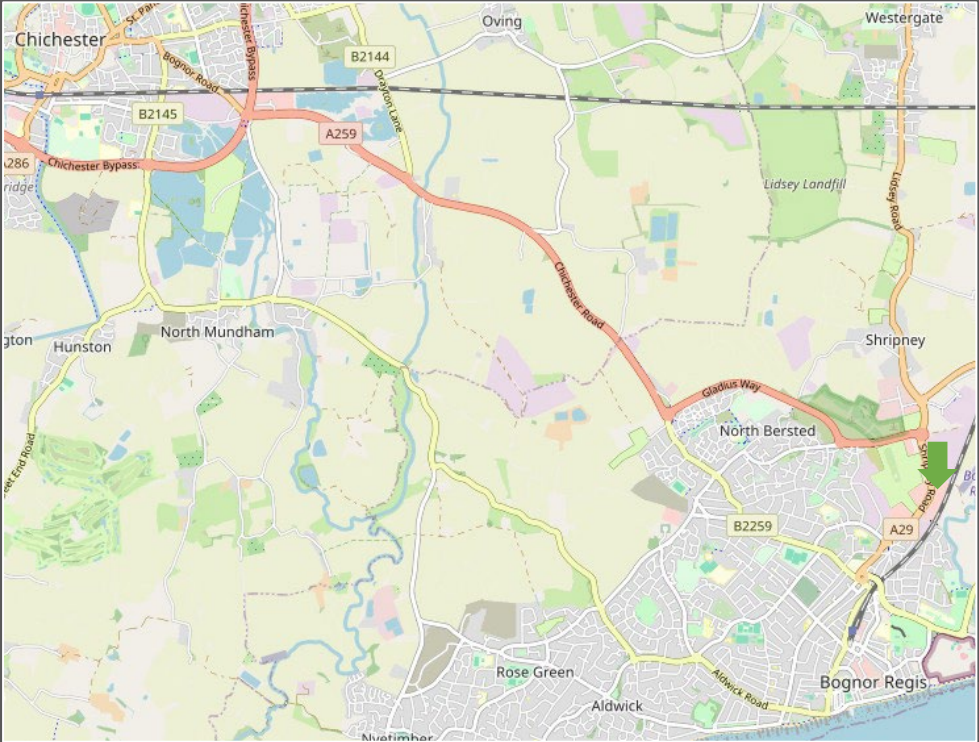
The property is available on a new fully repairing and insuring lease at an initial rental of £69,600 per annum exclusive. VAT is applicable.

Business Rates

The rateable value of the property from April 2023 is £52,000. Interested parties should make their own enquiries www.voa.gov.uk

Service Charge

There is a service charge payable, full details are available on request.



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SAT NAV: PO22 9GH

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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