



## TO LET

2,300 Sq Ft

- 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

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## UNIT 16C, DURBAN ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 9QT

The unit is of steel portal frame construction with brick and blockwork elevations and metal profile upper sections. The property is situated within a block of similar light industrial properties. Access to the property is gained via either a pedestrian front door or via a roller shutter loading door. 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 strip 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.

### Location

Durban Road, Bognor Regis, West Sussex, PO22 9QT

### Legal Costs

Each party will bear their own legal costs.

### Accommodation[

	Sq Ft	SqM
Unit 16C	2300	213.67
<b>TOTAL</b>	<b>2,300</b>	<b>213.67</b>

### Additional Information

#### Rent

£16,898 Per Annum

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