

TO LET

LIGHT INDUSTRIAL WAREHOUSE UNITS ALLOCATED PARKING / FLEXIBLE LEASE TERMS

(from 1,891 - 10,291 sq ft)



**The Regis Business Centre
Durban Road
Bognor Regis PO22 9QT**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



Property Management

helenmighall@astonrose.co.uk



Investment

markminchell@astonrose.co.uk



Building Surveying

jamescoulling@astonrose.co.uk



Sales, Lettings & Acquisitions

paulbrierley@astonrose.co.uk



Landlord and Tenant, Rating

johnwilliams@astonrose.co.uk



Valuation

duncanpreston@astonrose.co.uk

Location

Durban Road is one of the main industrial estates in Bognor Regis. Occupiers include West Sussex County Council and Self Storage Space Ltd.

The site has excellent links to the A259 and A29 link roads, providing access to all major towns in the south and to the north.

Description

The Regis Business Centre comprises eight light industrial/warehouse units which have all been fitted with large roller shutter doors in addition to separate pedestrian access. Each unit has allocated parking directly to the front, together with three-phase electric and water supply.

The units are available separately or combined and would suit light manufacturing due to the excellent storage space with high eaves.

The units would allow for a first floor mezzanine level to be installed, if required (subject to planning).

Accommodation

The following units are available:

	Size		Rent
Offices	2,069 sq ft	Offices	£9.00 per foot
Unit 2	1,891 sq ft	Light industrial/storage	£7 per foot
Unit 6	2,400 sq ft	Light industrial/storage	£7 per foot
Unit 7	3,600 sq ft	Light industrial/storage	£7 per foot
Unit 8	2,400 sq ft	Light industrial/storage	£7 per foot

Terms

The units are available on new leases with terms in excess of three years. The leases are subject to the usual rent review, with further details available on request.

Service Charge

The units are liable for a service charge as a contribution towards the external maintenance and security.

Agents Note

There is also currently 2,069 sq ft of office space on site, further details on request.

Business Rates

Further details on business rates can be obtained from the rates department at Adur District Council.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT may be charged on the rent. Interested parties should make their own enquiries.

Viewing

Strictly by appointment with agents Aston Rose.

Please contact:


Paul Brierley on 01903 507751
Email: paulbrierley@astonrose.co.uk

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