

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT

ESTABLISHED ESTATE - ADJACENT HOWDEN JOINERY

2,176 sq ft (202 sq m)

25% Rent Discount - Year 1

**Unit 7 - The Durban Centre
(Rear Terrace)
Durban Road
Bognor Regis**



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**
giulianosantoro@astonrose.co.uk

 **Investment**
markminchell@astonrose.co.uk

 **Building Consultancy**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk

Location

The South Bersted Industrial Estate is a well established business park located to the north of Bognor town centre off the A29, Shripney Road. Good road links exist to both the A27 east/west trunk road. Worthing is some 11 miles to the east and Chichester 6 miles south west.

Description

Newly completed, this development consists of ten refurbished industrial and warehouse units. Unit 7 is located in a terrace at the rear of part of the scheme, close to a recently opened Howden Joinery Trade Centre.

The unit is well specified and includes full height roller shutter doors with separate pedestrian access, 3-phase electrical supply and wc block. Parking is allocated to the unit.

Floor Area (GIA)

Unit 7 2,176 sq ft (208 sq m)

Planning Consent

We are informed the units have B1c Light Industrial and B8 Storage and distribution use. Other uses may be permitted subject to planning. Interested parties are advised to verify their own particular use with Arun District Council.

Terms

New FRI lease(s) available on terms to be negotiated. The rent will have no rent review provision but will be subject to annual uplift with reference to the Retail Price Index.

Rent

Unit 7 £13,000 pax
Year 1 rent only £9,750 pax

VAT

Subject to VAT.

Service Charge

Each unit will be liable for a service and management charge levied to control the common areas of the development.

Legal Costs

Each party to pay their own legal fees.

Viewing

By prior appointment with Lessor's agents Aston Rose:

Paul Brierley

Aston Rose

Tel: 01903 507751

paulbrierley@astonrose.co.uk

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