

# TO LET

## REFURBISHED GROUND & FIRST FLOOR OFFICES ALLOCATED PARKING SPACES (10) FLEXIBLE LEASE TERMS

**2,068 SQT (PART OPEN PLAN, PART INDIVIDUAL OFFICES)**



**Front Office  
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 premises comprise ground and first floor office accommodation which has recently been refurbished to a high specification.

The property benefits from allocated parking directly to the front of the property for approximately 10 cars.

On the ground floor there are a series of individual offices in addition to a main reception area, kitchen and WC facilities.

Internal staircases lead to the first floor which again is sub-divided into a series of rooms in addition to further WC facilities.

The property forms part of the Regis Business Centre which has connected CCTV security system.

## Accommodation

The property has the following approximate gross internal floor area:

2,069 sq ft

## Terms

The premises are available by way of a new lease with a term in excess of three years. The lease will be subject to the usual rent review, with further details available on request.

## Service Charge

The property is liable for a small service charge to cover external costs of the estate.

## Agents Note

There are currently further self-contained storage/industrial units available behind these offices. Further details are available on request.

## Rent

£18,621 per annum.

## 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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