



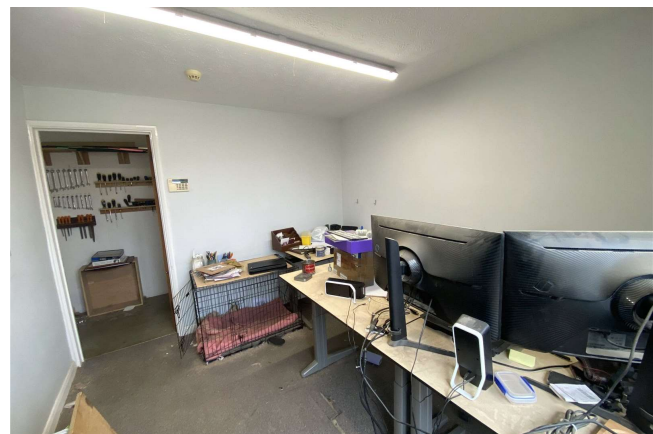
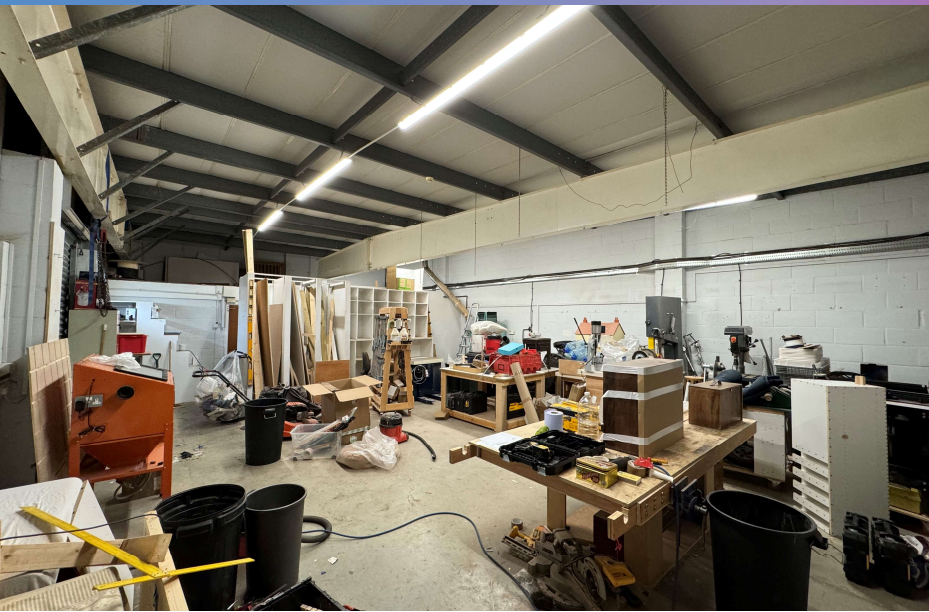
**LIGHT INDUSTRIAL /
WAREHOUSE**

1,087 Sq Ft
(100 Sq M)

RENT: £12,000 Per Annum

Light Industrial / Warehouse Unit With Front Office And Parking

- + Situated on Small Industrial Estate in Bognor Regis
- + Superb Access to A29, A27 & A259 Trunk Roads
- + Suit Variety of Commercial Uses (stpc)
- + Available For Quick Occupation
- + Three Phase Electricity, Roller Shutter Door, Concrete Floor - Small Front Office
- + Viewing Highly Recommended



Location

The property is situated to the north of Bognor Regis, off Ashgrove, an established industrial area of Bognor Regis. Entrance to the estate is adjacent to Castlegrove Business Park and Tradewinds Business Centre with nearby occupiers including Toolstation, Howdens and West Sussex County Council. The estate is in close proximity to the A29 and A259 both of which provide direct access to the A27, A3 & A23 trunk roads. Bognor Regis Railway Station is less than 2 miles away where regular services along the south coast and north to London can be found. Bognor is a popular seaside town with a population in excess of 25,000 and is situated between the cathedral city of Chichester (7 miles north west) and the seaside town of Worthing (16 miles east).

Description

The unit comprises of steel portal frame construction with brick and blockwork elevations and metal profile upper sections. Access to the property is gained via either a pedestrian front door which is further protected by a stacking assembly shutter door or via a roller shutter loading door (12' x 8') to the right hand side of the unit. The property also has electronic window shutters for further protection. The property currently provides accommodation for a small office at the front with an open plan warehouse to the rear with a kitchen, WC and small storage area created by stud wall partitioning which could be removed if required. The unit benefits from uninterrupted eaves height of just under 13 feet, LED strip lighting throughout, three phase electricity with ample supply points, additional attic storage which can be accessed via a wooden internal staircase, burglar alarm (not tested), concrete flooring and an industrial heater (not tested).

Externally there is parking for 1 or 2 vehicles.

The property would lend itself to a variety of uses subject to gaining the relevant planning permissions.

Accommodation

Floor / Name	SQ FT	SQM
Offices	104	9
Kitchen	170	15
Warehouse Area	813	75
Total	1,087	100

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

The rateable value is to be confirmed, however it is felt the unit should be eligible for 100% small business rates relief. interested parties are advised to speak to the Arun District Councils business rates department to verify the rates applicable to this unit and to confirm what relief, if any, is applicable to their business.

Summary

- + **Rent** - £12,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(123)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Isla Ford

01903 251 600 / 07508 326 679
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk