



**INDUSTRIAL / TRADE
COUNTER / WAREHOUSE**

1,987 Sq Ft
(185 Sq M)

RENT: £23,750 Per Annum

Warehouse / Light Industrial / Trade Counter Unit With Parking

- + Situated on Popular Bognor Regis Business Park
- + Nearby Occupiers Include Toolstation, Howdens Joinery & West Sussex County Council
- + Open Plan Warehouse with First Floor Mezzanine Office & Store
- + 4 Allocated Parking Spaces
- + Available For Quick Occupation
- + Suit Variety of Commercial Uses (stpc)



Photographs taken prior to existing tenancy. Interested parties are asked to inspect to verify the properties current condition.



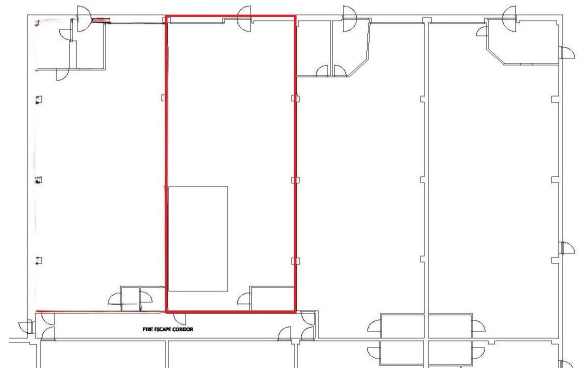
Location

The Durban Business Centre is located on the South Berstead estate which is an established industrial estate to the north of Bognor town centre. The units are situated on the west side of Durban Road with nearby occupiers including Toolstation, Howdens and West Sussex County Council. The estate is conveniently located close to the A29 and is 5 miles to the south of the main A27 trunk road. Bognor is a popular seaside resort situated approximately 6 miles southeast of the cathedral city of Chichester and 16 miles west of the seaside town of Worthing.

Description

The Durban Centre is a series of nine light industrial / warehouse units anchored by Howdens Joinery. Each unit benefits from three phase electricity, roller shutter loading door, WC and a separate pedestrian access door.

Unit 7 which is located to the rear of the estate benefits from a small front office / reception area with first floor mezzanine offices above. At the rear of the unit is a further mezzanine level suitable for storage. Externally the unit comes with 4 allocated parking spaces.



Accommodation

Floor / Name	SQ FT	SQM
Warehouse	1,987	184
Total	1,987	184

Summary

- + **Rent** – 23,750 Per Annum exclusive
- + **Service Charge** - £1,193 Per Annum exclusive
- + **Buildings Insurance** - £328.72 Per Annum
- + **VAT** – Is to be charged on the rent & service charges
- + **Legal Costs** – Each party to pay their own
- + **EPC Rating** – C(65)

Terms

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

Business Rates

According to the Valuation Office Agency (VOA) the property has a Rateable Value of £14,250. Interested parties are asked to contact Arun District Council on 01903 737752 to ascertain if any business rates relief or discount can be applied.

Viewing & Further Information

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