



3 STEYNING WAY, BOGNOR REGIS, PO22 9TT

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

10,933 SQ FT (1,015.71 SQ M)



Summary

Stand alone unit with excellent parking provision due to be refurbished - Available Q1 2026

Available Size	10,933 sq ft
Rent	Rent on application
Rates Payable	£37,185 per annum
Rateable Value	£67,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

- Available from January 2026
- Due to be refurbished
- 34 car parking spaces
- Two roller shutter doors
- Stand alone building located just off the A29
- Secure gated yard
- 5.8m eaves heights
- Occupation is available from Q1 2026



Location



**3 Steyning Way, Bognor Regis,
PO22 9TT**

Bognor Regis is a popular seaside resort on the south coast of England, situated around 55 miles south-west of London, 24 miles west of Brighton, 6 miles south-east of the cathedral city of Chichester, and 16 miles east of Portsmouth. The unit benefits from excellent road links, with the A27, A29, and A259 all nearby.

Bognor Regis Town Centre lies approximately 1.5 miles to the south and offers a wide range of shops, restaurants, and leisure facilities. The town's mainline railway station, providing regular services to London and destinations along the south coast, is also located there. Bognor is located approximately 7 miles south east of Chichester, 16 miles west of Worthing and 6 miles to the south of the A27 south coast Trunk road.





Further Details

Description

The stand alone unit, situated on the corner of Beeding Close and Steyning Way, located just off the A29 provides great access for last mile and regional distribution. The property consists of brick construction with steel cladding on the upper parts, the unit comprises a warehouse on the ground floor and additional office space on the ground and first floor.

The warehouse area benefits from excellent natural light, two roller shutter doors and a wrap around secure yard. The ground and first floor offices benefit from carpeting throughout, LED strip lighting and stud partitioning walls.

The property is due to undergo refurbishment prior to a new lease commencement.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	7,806.74	725.27
Ground	Office	1,562.92	145.20
1st	Office	1,562.92	145.20
Total		10,932.58	1,015.67

Viewings

Viewings are to be made strictly by appointment via the sole agents at Vail Williams.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







Enquiries & Viewings



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