

12 MONTHS HALF RENT
AVAILABLE



TO LET

Unit 12 Castlegrove Business Park
Durban Road, Bognor Regis, Wst Sussex. PO22 9QT



Key Features

- 12 months half rent available - further information available on request
- Substantial warehouse / industrial unit
- Consideration may be given to splitting, to provide units between 5,000 - 10,000 sq ft
- Dock Level loading door
- Minimum eaves of 6.59m in main warehouse
- Nearby occupiers include Howdens, Toolstation and Storage Mart
- EPC rating of C
- Parking for circa 20 cars, with the possibility to additional spaces
- Easy access to A259, A27 and subsequent motorway network





Location & Situation

Bognor Regis is an affluent and popular resort town in West Sussex, ideally located on the south coast approximately 55 miles south west of London, 24 miles west of Brighton and six miles south east of Chichester.

The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (six miles west and 5 miles north of the property) and therefore the wider national road network, including the M27 to the West.

Bognor Regis Railway Station is located 1 mile south and offers regular services to Southampton, Portsmouth, Brighton and London Victoria.

Durban Road sits within a larger industrial district in the immediate area, with nearby occupiers comprising of Howdens and Tool Station as well as an array of national retailers including Tesco's, Sainsburys, Halfords and Matalan.





Description & Accommodation

The property comprises of a substantial warehouse/industrial premises with offices and onsite parking. The units are steel frame construction, under a pitched sheet metal roof and benefit from concrete floors, three phase power, gas heating and destratification fans.

Two thirds of the open plan warehouse benefits from eaves height between 6.6m and 8.1m, with the remainder between 3m and 4.5m.

Loading access is via a large electric up and over roller shutter door with dock level and level loading points. Separate pedestrian access serves the offices, which benefit from suspended ceilings with inset lighting, A/C (untested), carpeting throughout and double glazing.

Externally there is currently parking for approximately 20 cars, though it may be possible to create an additional area for further parking to the south of the building, to accommodate an additional 10 vehicles.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Warehouse	15,000 sq ft	1,393 sq m
Offices	1,792 sq ft	166 sq m
W/C and Kitchen Block	622 sq ft	57 sq m
Total	17,414 sq ft	1,616 sq m

Consideration will be given to splitting the premises, offering units of 426, 448 and 472 sq m respectively, all with separate loading and pedestrian access. Further information and plans are available upon request.





Rateable Value

Rateable Value (2023): £98,500.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property has an EPC rating of C - 61.

Planning

The premises has historically benefitted from B1/B8 consent and it is felt would continue to suit operators within these use classes.

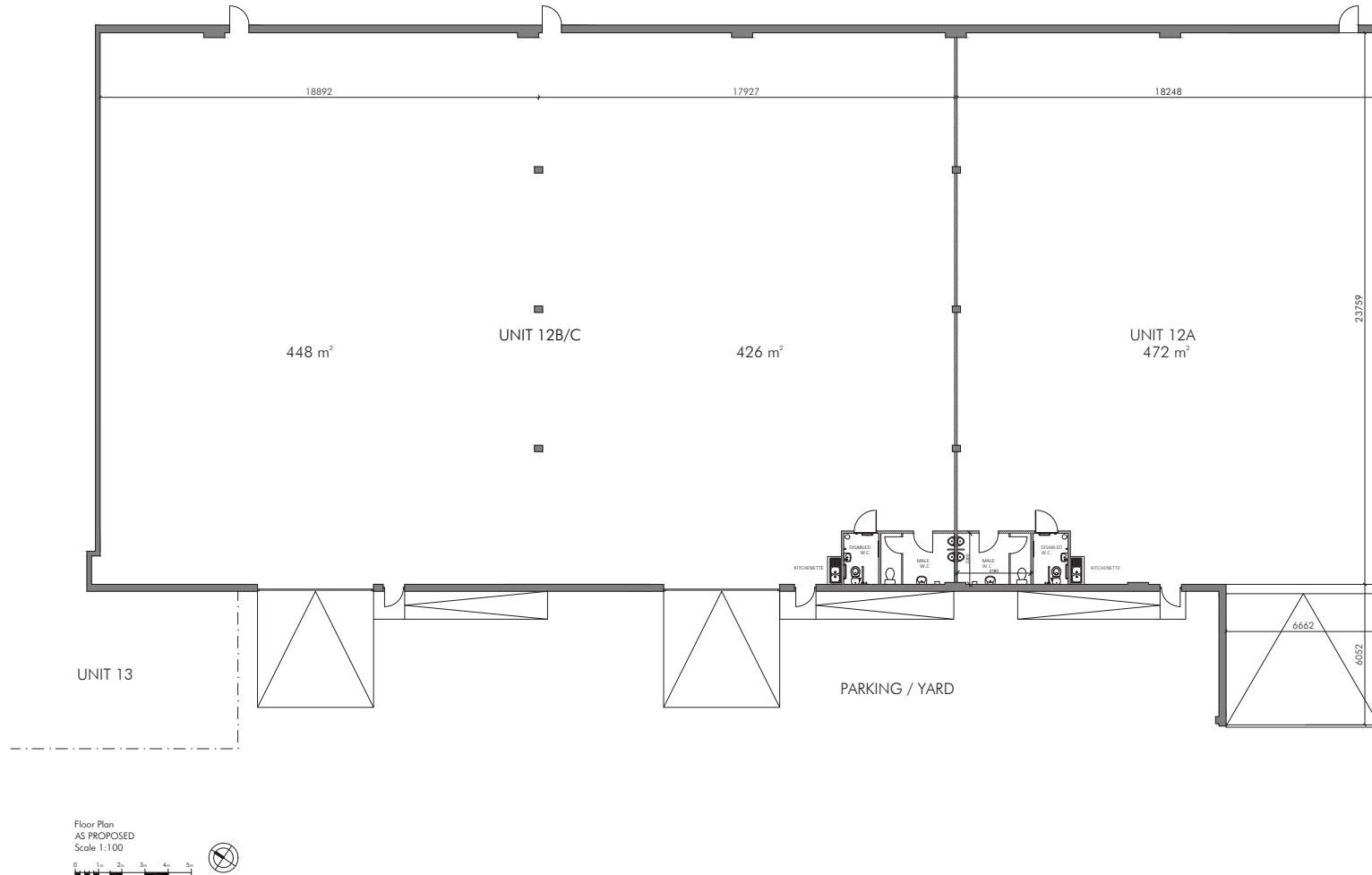
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore believe that the premises may benefit from Class E 'Commercial Business and Service' use in part, within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Indicative plan showing the potential split of units, for which further information is available upon request



Project Title:
Unit 12 Castlegrove Business
Park: Durban Road,
Bognor Regis

Drawing Title:
SK-02-D
Proposed Floor Plan

Revision: D: 03.04.23
Date: April 2023
Scale: 1:100



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Rent: £125,000 per annum exclusive.

The service charge is currently passing at £5,261 + VAT per annum and the building insurance is passing at £5,353 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT and therefore VAT will be chargeable on the terms quoted.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White
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01243 929141 / 07925 284528

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August 2023

