



TO LET

Units 1 & 3 Manor Farm
Shripney Lane, Bognor Regis, West Sussex, PO22 9NR



Key Features

- Open plan warehouses available to let as adjoining units of 5,158 sq ft or separate units
- Unit 1: 2,459 sq ft
Unit 3: 2,699 sq ft
- New roller shutter doors
Unit 1 - 4.12m (w) x 3.24m (h)
Unit 3 - 4.30m (w) x 4.87m (h)
- 3 Phase Power
- Minimum eaves of 4.30m rising to max of 7.49m
- Significant parking available on site for approx 20 vehicles
- No motor trade uses permitted
- Possible small business rates relief on Unit 3
- Redecorated throughout to include new LED lighting, kitchenettes & W/C
- Nearby businesses include Rolls Royce, Amazon, Warburtons & Aldi





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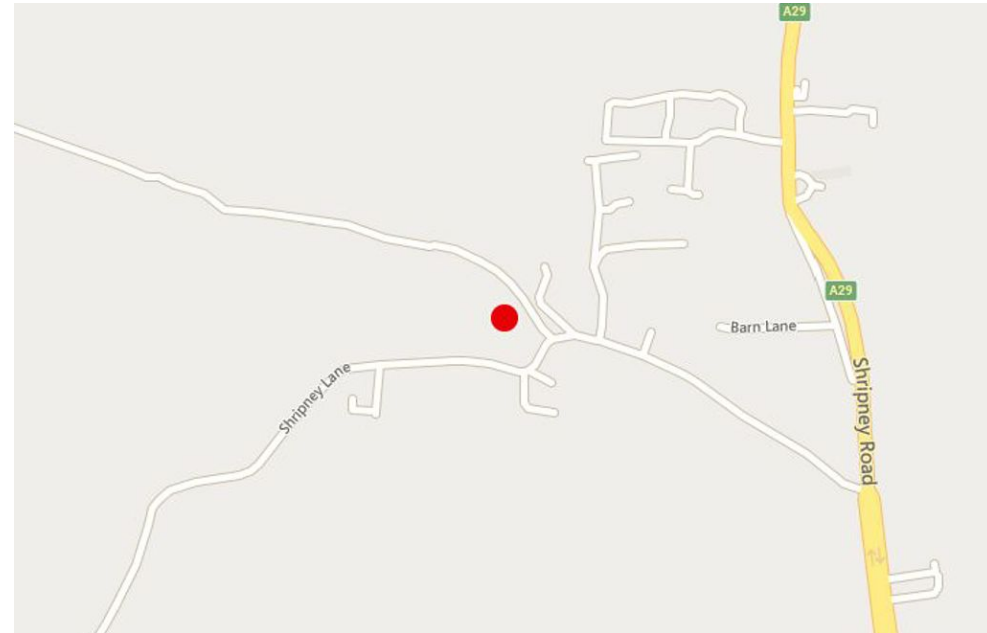
Location & Situation

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 connects Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

Bognor Regis Railway Station offers direct and regular services to London Victoria (1 hour and 40 minutes), Brighton (45 minutes) and Chichester (15 minutes), the latter two requiring one change.

Manor Farm is situated off of Shripney Road (A29), which links the A259 to the A27, with nearby businesses including Rolls Royce, Amazon, Warburtons, Aldi and a wide array of further national retail and trade names.





Description & Accommodation

The building was originally constructed for agricultural purposes, subsequently converted and re-configured to offer three adjoining industrial/warehouse units.

The units are of steel portal frame construction, under a pitched sheet roof with minimum eaves of 4.30m and maximum eaves of 7.49m.

Internally both units have been redecorated throughout to include new bespoke loading doors, with further amenities including concrete flooring, 3 phase power, new LED lighting, new kitchenettes & W/Cs.

The roller shutter doors measure 4.12.m (w) 3.24m (h) on Unit 1 and 4.30m (w) x 4.87m (h) on Unit 3.

The site has the benefit of generous onsite parking, with allocations to be confirmed subject to whether units are leased as separate or adjoining units.

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

Area	Sq Ft	Sq M
Unit 1	2,459	228.44
Unit 3	2,699	250.74
Total	5,158	479.18





Rateable Value

Unit 1 Rateable Value (2023): £17,250.

Unit 3 Rateable Value (2023): £11,750

Interested parties should make their own enquiries to satisfy themselves of their business rates liability though can expect to pay approximately 50% of the rateable value per annum.

Given the rateable value for Unit 3 is less than £12,000, it's possible eligible occupiers may benefit from small 100% small business rates relief.

EPC

Unit 1 - B46

Unit 3 - A23

Planning

We understand the property benefits from Class E(g)(iii) use.

Some B2 and B8 uses may be considered and interested parties should make their own planning enquiries and satisfy themselves in this regard.

MOT test centres & vehicle servicing are not permitted.





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Terms

The units are available to let by way of new (effectively) full repairing and insuring leases for a term to be agreed at a commencing rent of £8 per sq ft, per annum exclusive.

Consideration will be given to leasing the units individually or together.

Unit 1: £19,672pax

Unit 3: £21,592pax

Tenants will also be responsible for a fair proportion of buildings insurance and a contribution towards the site service charge (further detail on application).

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not currently elected for VAT and therefore VAT is not levied on the rent.



Further Information

Please contact the sole agents Flude Property Consultants:

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24 November 2025

