



FOR SALE

Unit 17 Arun Business Park
Shripney Road, Bognor Regis, West Sussex, PO22 9SX



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Key Features

- Situated on established industrial estate
- Suitable for variety of light industrial and business uses - stpc
- Secure loading door measuring approx. 2.98m (w) by 2.72m (h)
- Internal height approx. 2.72m
- For Sale with vacant possession - Guide Price: £245,000 - NO VAT
- Concrete flooring, currently carpeted
- On-estate occupiers include Wolseley Plumb & Parts, National Tyres & Autocare and Yeomans Nissan car dealership
- Nearby occupiers include Sainsbury's, Tesco, M&S and Next
- Electric roller shutter loading door and separate pedestrian access
- Well connected location off the A29, adjoining the A259





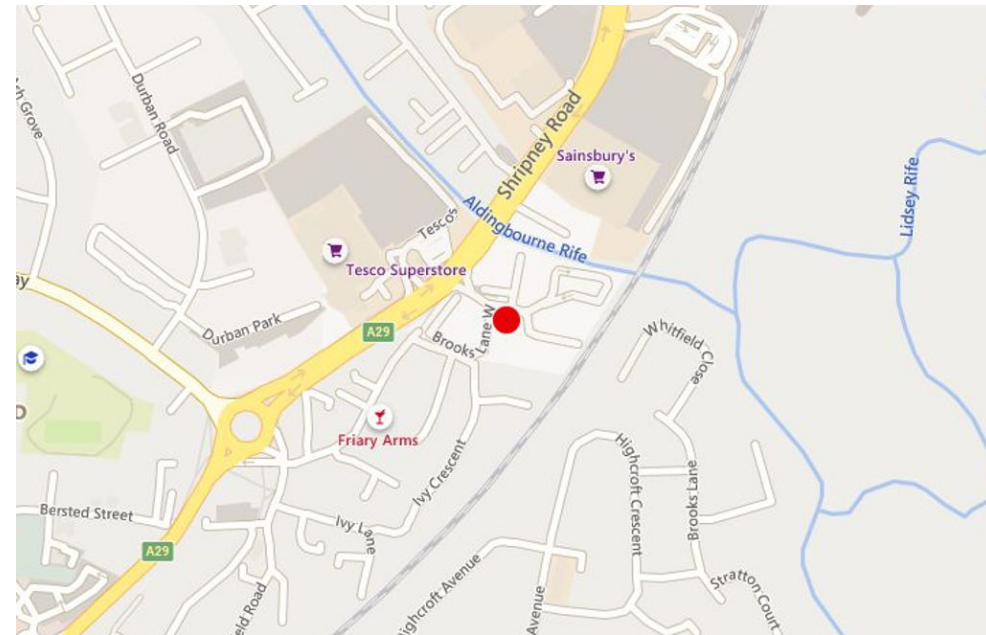
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Location & Situation

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles southwest of London, 24 miles west of Brighton and 6 miles southeast of Chichester.

Arun Business Park is situated on the eastern side of Shripney Road, providing good transport links to the A27 and Chichester, approximately 5 miles to the north and northwest, respectively. Bognor Regis Railway Station is approximately 1 mile to the southwest of the estate and offers direct and regular services to London Victoria with the fastest journey time of 1 hour and 40 minutes. The station provides regular services to Brighton with a journey time of approximately 45 minutes, and Chichester within 15 minutes, both requiring one change.

The business park and surrounding estates are occupied by a variety of local, regional and national occupiers. Nearby occupiers on the estate include Wolseley Plumb & Parts, National Tyres & Autocare, Bognor Recycling Centre and Yeomans Nissan car dealership. Off-estate occupiers in the immediate vicinity include Sainsbury's, Tesco, M&S and Next, reinforcing the business park's prominence as an out-of-town location.





Description & Accommodation

The subject property comprises a self-contained workshop unit of block and brick construction below a flat roof. Internally, the unit benefits from a largely open-plan layout, with partition offices, carpet and tile flooring over a concrete floor underneath, central heating, strip lighting, kitchenette, security alarm system and separate male and female WCs. The unit's minimum internal clearance ranges from 2.66m-2.72m.

Access is via a personnel door and further benefits from a concertina loading door, secured with an external electric roller shutter, measuring approximately 2.98m wide by 2.15m high.

Externally, the premises' forecourt offers parking for 3-4 cars.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	1,555	144.46
Total	1,555	144.46





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Rateable Value

Rateable Value (2026): £13,500

Eligible occupiers may be eligible to benefit from approximately 50% relief.

Alternatively, occupiers will pay approximately 43% of this rateable value per annum.

EPC

We understand the property has an EPC rating of D (expiry date - 06/02/2033).

Planning

We understand that the premises benefit from E(g)(iii) / B8 uses within the Use Classes Order 1987 (as amended).

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





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Terms

The freehold interest of the property is available to purchase with vacant possession.
Guide Price: £245,000

A service charge will be payable, which contributes towards estate management & maintenance. This is currently passing at approximately £320 pax.

Whilst preference is to sell the unit, the landlords may consider a letting of the property. Guide rent of £16,000pax. Further information is available upon request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

NO VAT



Further Information

Please contact the sole agents Flude Property Consultants:

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7 September 2026

