

1 DURBAN PARK

TO LET INDUSTRIAL / WAREHOUSE UNIT
POTENTIAL FOR TRADE COUNTER 7,530 SQ FT (699.6 SQ M) GROSS INTERNAL



LOCATION

Bognor is located approximately 6 miles south east of Chichester, 11 miles west of Worthing and 5 miles to the south of the A27 South Coast Trunk Road. The South Bersted Estate is an established industrial estate to the north of Bognor Town Centre and close to the A29, Shripney Road. The unit is situated within Durban Park on the east side of Durban Road.

DESCRIPTION

A single storey unit with two storey offices/reception areas at the front of the unit. There are separate Male & Female WCs and a kitchen facility. The unit is heated and lit and access for loading purposes is via two up and over loading doors. The unit has an eaves height of 6.33 mts (20ft 9ins). Car parking is provided at the front of the unit.

ACCOMMODATION

The unit is currently arranged as follows:

	Area SQ FT	Area SQ M
Ground Floor Warehouse/Production	6,278	583.3
Ground Floor Office/WCs	626	58.15
First Floor Office	626	58.15
Gross Internal Floor Area	7,530	699.6

AMENITIES

- Three phase electricity
- Car parking at the front of the unit
- 2 up and over loading doors
- Separate Male & Female WCs
- Eaves height - 6.33 mts (20ft 9ins)



TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£33,900 per annum exclusive. Offers invited.

RATES

To be reassessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For further information or an appointment to view, please contact joint sole agents:

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