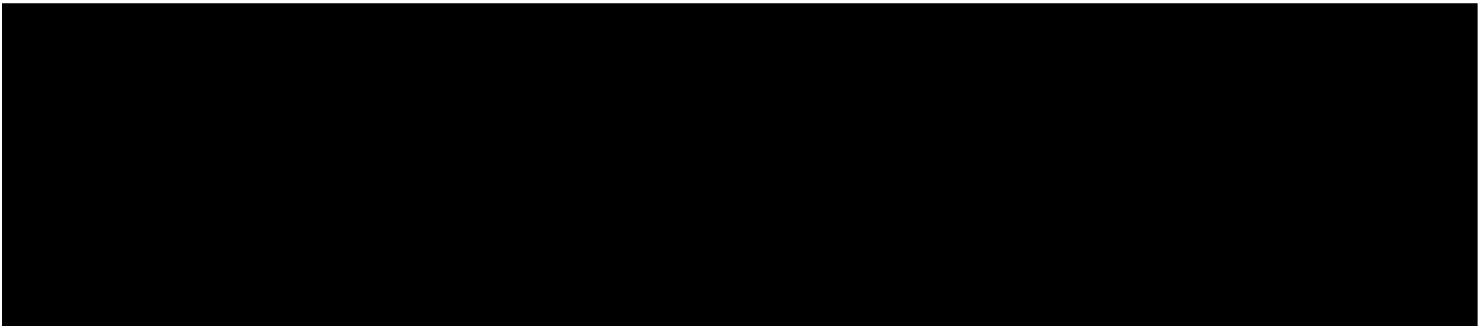
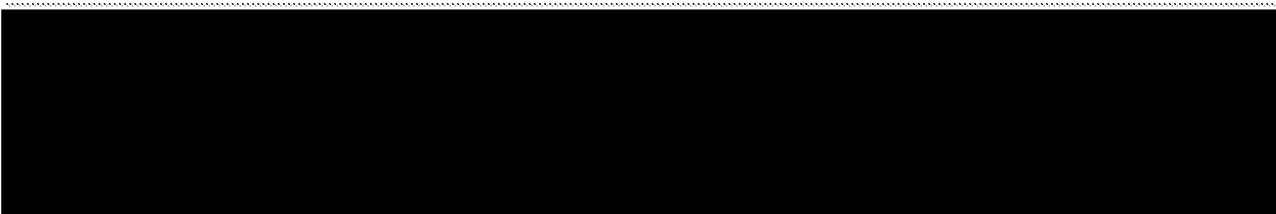






From: Jon Justice 
Sent: 15 May 2019 12:01
To: Stuart Corbey
Cc: Jethro Warren
Subject: Unit 8 Durban Business Centre, Durban Road, Bognor Regis, West Sussex

Stuart,

Unit 8 Durban Business Centre, Durban Road, Bognor Regis, West Sussex

Further to our recent telephone conversation I write with an update with regards to the marketing of the above mentioned industrial premises situated in Bognor Regis, West Sussex that is currently subject to a change of use.

Michael Jones Commercial commenced marketing of the vacant unit on 16th May 2018.

Internet

Details/photos have been uploaded to our website (www.michaeljones.co.uk) and to such national property listing sites as EG PropertyLink, Rightmove, Zoopla and Estate Agents Clearing House.

Particulars

Full colour with photo particulars have been sent and handed to all interested parties. This can also be downloaded directly from our website (copy attached).

Mailing

We have been targeting all types of B1 & B8 operators.

Particulars were mailed out to:

- **Sussex & Surrey commercial agents**
- **London commercial agents**
- **Applicants**
- **Occupiers within the Rustington retail area**

Boards

A 4' x 3' advertising board has been erected on the front elevation advertising the property "To Let".

Advertising

The property has featured on a number of social media campaigns whilst also featuring in local news publications. The property is also featured on our recent commercial property newsletter which was circulated to over 2000 people on our company database.

Viewings

The property has so far been viewed by 7 potential applicants however no offers have been received. The main reasons for this is that the property is located to the rear of the development with no visual frontage for passing trade. Our clients were quite willing to provide an incentive to prospective tenants but sadly no offers were forthcoming.

I trust the above is enough information at this stage however if you require anything further from me then please do not hesitate to contact me.

Kind Regards

Jon Justice
Associate Director

www.michaeljones.co.uk

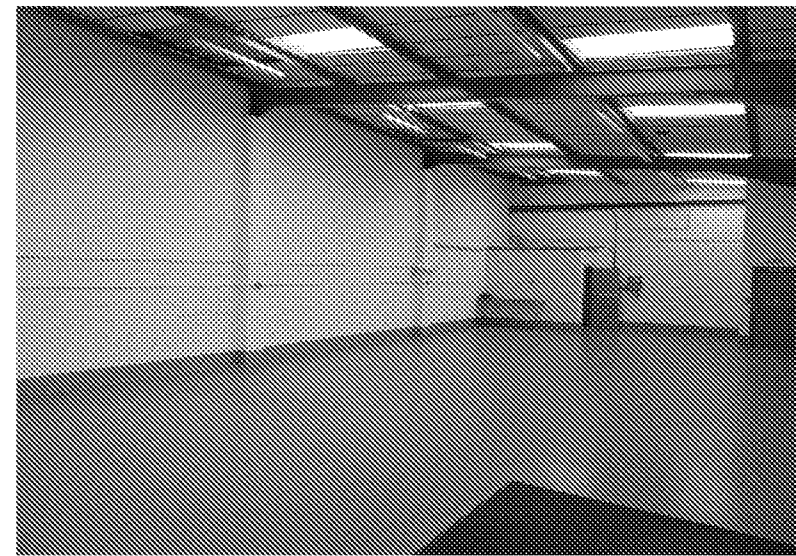
Commercial Department

First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

A banner for Michael Jones & Company. On the left is the company logo. To the right, it lists services: Buying • Selling • Letting • Commercial • New Homes. Below the logo are social media icons for Facebook, Twitter, Google+, and LinkedIn, with a link to 'View our current available properties'. In the center is a testimonial from a woman saying 'Battle ready' and 'Only estate agents I would actually use now!'. On the right is a Trustpilot badge with a 5-star rating and the text 'Rated Excellent'.

This e-mail is intended for the addressee only, and may be covered by legal privilege and/or protected by law. If you are not the intended recipient please notify the sender immediately and in the meantime do not disclose the contents to any other person nor use, copy or store the e-mail in any medium. As communications via the internet are not secure Michael Jones & Co can accept no liability if this e-mail is accessed via third parties during the course of transmission or is modified or amended in any way following dispatch. If you no longer want to receive marketing communications from us click to [unsubscribe](#).

Michael Jones & Company Limited Registered Office: Chapelworth House, Chapel Road, Worthing, West Sussex, BN11 1BE. Company No. 03627931



Modern Refurbished Industrial Unit To Let

Unit 8, Durban Business Centre, Durban Road, Bognor Regis, West Sussex, PO22 9FE

£16,500 Per Annum

Michael
Jones
& Company

Unit 8 Durban Business Centre, Durban Road, Bognor Regis, West Sussex, PO22 9FE

Location

Bognor Regis is a popular and ever expanding seaside town on the south coast of West Sussex. It is approximately 55 miles south west of London, 24 miles west of Brighton and 6 miles east of Chichester, with direct train services to all. Durban Road provides direct links to the A29 to the north, following on to the M27 and the A27 to the west and the A259 coast road. The surrounding area has had some significant development in recent years, including the new Rolls Royce motor car development off Shripney Road, as well as Sainsbury's superstore and Next.

Description

The Durban Business Centre is a private estate of 9 light industrial/warehouse units with the estate anchored by Howdens Joinery. Unit 8 has been completely refurbished throughout and is complete with three-phase electric, water supply, disabled WC, roller shutter loading door, separate pedestrian access. Each unit has sufficient eaves height to allow for further first floor mezzanine, also comes with the benefit of allocated onsite parking.

Accommodation

Ground Floor Warehouse 2,246 sq ft

Tenure

A new FR&I Lease is available for a term to be agreed.

Rent

£16,500 Per Annum + VAT

EPC

EPC available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £12,000. Interested parties are asked to contact Arun District Council directly on 01903 737752 to ascertain any relief / redemptions that may be available to them.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct; however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement



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01903 201212

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Michael
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& Company