

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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ADJACENT LIGHT INDUSTRIAL UNITS ONLY 2 REMAINING 1891 sq ft (175 sq m) & 2400 sq ft (223 sq m) TO LET



THE REGIS CENTRE

DURBAN ROAD, BOGNOR REGIS

WEST SUSSEX PO22 9QT

Regulated by RICS

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LOCATION:

Durban Road is one of the main industrial estates in Bognor Regis with such occupiers as West Sussex County Council and Self Storage Space Ltd. The site has excellent links to the A259 and A29 link roads providing access to all major towns in the south and to the north.

DESCRIPTION:

The Regis Centre comprises of eight light industrial/warehouse units which have all been fitted with large roller shutter doors in addition to separate pedestrian access. Each unit has allocated parking directly to the front together with three phase electric and water supply. The units are available separately or combined, these units would suit light manufacturing due to the excellent storage space with high eaves. The units would allow for a first floor mezzanine level to be installed if required.

ACCOMMODATION:

There are the following available units with approximate floor sizes:

	SIZE		RENT	
Unit 2	1,891 sq. ft	Light Industrial/Storage	£11,400 per annum excl.	Plus VAT
Unit 6	2,400 sq. ft	Light Industrial/Storage	£14,400 per annum excl.	Plus VAT

TERMS :

The units are available on new leases. Rental incentives may be available. (3 months rent free) for a term in excess of 3 years.

SERVICE CHARGE:

The units are liable for service charge as a contribution towards the external maintenance and security

BUSINESS RATES:

Further details on business rates can be obtained from the rates department at Arun District Council.

LEGAL COSTS:

Each party to pay their own legal costs.

VIEWING:

Strictly by appointment through sole agents Marshall Clark LLP - 01903 236599
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