

MARSHALL CLARK

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

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LAST REMAINING UNIT

TO LET

Approximately 2033 sq. ft. (188 sq.m.)



UNIT 7, THE DURBAN CENTRE

DURBAN ROAD, BOGNOR REGIS

WEST SUSSEX PO22 9RX

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 refurbished unit is complete with three phase electric, water supply in addition to disabled WC facilities.

The development has a vast amount of window fascia providing excellent light into each unit. Full height insulated roller shutter doors are also fitted. The site is completed with CCTV security system. Allocated parking and separate pedestrian door access.

ACCOMMODATION:

The property is arranged as follows with the approximate gross internal floor areas:

2033 sq. ft. (188 sq. m.)

RENTAL:

£13,800 per annum exclusive + VAT.

TENURE:

The unit is available on a new FRI lease term for a minimum 3 year term.

(Rental incentives may be available.)

SERVICE CHARGE:

Each unit is to be liable for service charge which contributes towards the external maintenance and security of the development. Further details available on request.

LEGAL FEES:

Each party to pay their own legal fees.

VIEWING:

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

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