



Serviced Office Suites, Showrooms & Work Space with Parking To Let Tradewinds Business Centre, Heath Place, Ash Grove, Bognor Regis, West Sussex, PO22 9SL

From £1,750 Per Annum 101 – 1,378 Sq Ft



# Tradewinds Business Centre, Heath Place, Ash Grove, Bognor Regis, West Sussex, PO22 9SL

## Location

Tradewinds Business Centre is situated to the north of Bognor Regis off Ash Grove on an established industrial estate. It is adjacent to Castlegrove Business Park and Ashgrove Industrial Park and nearby to occupiers such as Toolstation, Howdens and West Sussex County Council. The estate is in close proximity to the A29 and A259 both provide direct access to the A27, A3 & A23 trunk roads. Bognor Regis Railway Station is less than 2 miles away where regular services along the south coast and north to London can be found.

Bognor is a popular seaside town with a population in excess of 25,000 and is situated between the cathedral city of Chichester (7 miles north west) and the seaside town of Worthing (16 miles east).

# Description

Tradewinds Business Centre is a prominent and purpose built office building situated in Heath Place, Bognor. The offices are accessed via unmanned reception area at ground floor with stairs leading to a series of cellular office suites at first floor level. Office suites can be let individually or combined if required and benefit from the following amenities:

- Flexible Terms No Business Rates To Pay\*
- Carpeting Throughout
- Ample Data Cabling / Electrical Points
- Air Conditioning (not tested) / Ducted Ventilation
- 24 Hour Access
- Suspended Ceiling with Inset Lighting
- Refurbished Communal "Break Out" Area
- Potential On-Site Canteen (currently closed)
- On-Site Parking For 50+ Cars
- Meeting Rooms Available To Hire
- On-site Business Centre Manager

Externally there are extensive grounds with unallocated parking and bike storage.

These offices are seen as a cost effective solution for new or expanding businesses with relatively low overheads.

# Availability

The following office suites are currently available:

Suite No	Sq Ft	Rent (per annum)
107	146	£2,475
108	143	£2,450
112	163	£2,850
113	162	£2,750
114	164	£2,800
116	101	£2,000
132	175	£3,000
1A4	106	£1,850
1A6	104	£1,800
1A7	105	£1,785
1A8	105	£1,785
1B1	758	£13,000
1D4	102	£1,750

## VAT

VAT is charged on the quoting terms.

## Terms & Fees

Offices are available on a flexible all inclusive basis (rent, service charge, electricity, waste disposal, security system, fire safety checks, routine decoration and re-decoration of common parts, internal and external maintenance & use of all common items.

Where applicable Business Rates are paid by the Tenants.

# **Business Rates\***

Properties with a rateable value of less than £12,000 eligible for 100% small business rates relief, interested parties are advised to contact Arun District Council Rates Department on 01903 737752 to verify the above and to enquire as to what entitlement they have for any rates relief.





## EPC

The property has a valid EPC with a rating of E122

## Legal Fees

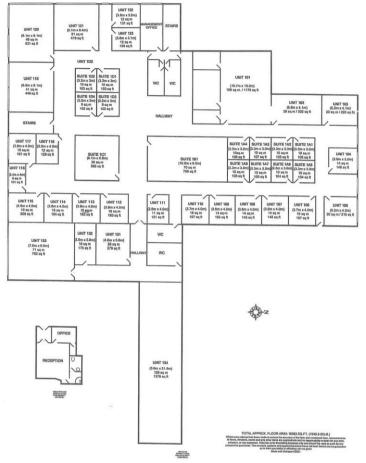
Each party to pay their own legal costs unless otherwise agreed.

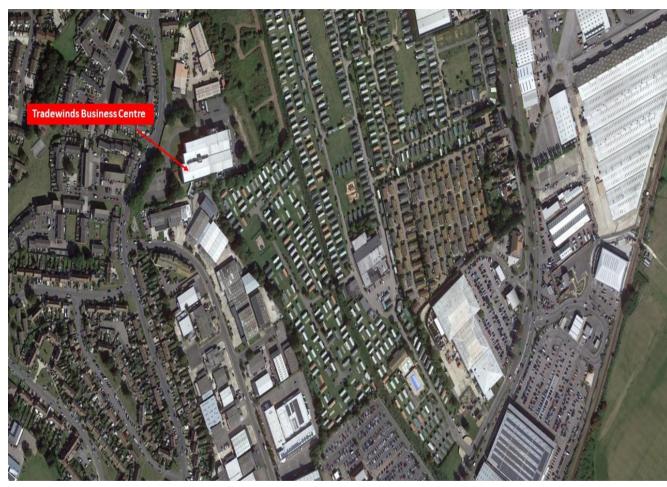
#### Viewina

Strictly by appointment through sole agents Michael Jones Commercial.



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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.

