

# Tradewinds Business Centre

**UNDER NEW OWNERSHIP**



**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**

**\*\* NO BUSINESS RATES PAYABLE \*\***

**Michael  
Jones  
& Company**

# 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.

## Viewing

Strictly by appointment through sole agents Michael Jones Commercial.



Michael Jones & Company Commercial

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Michael  
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