



TO LET

Unit 12C, Durban Road, Bognor
Regis, West Sussex, PO22 9QT

4,625 sq ft - Last Unit Available

- Stepped Rent Incentives from £37,000 per annum (£8.00 psf)
- Private parking for 7 vehicles
- Three phase electricity
- Recently refurbished to a high standard
- Eaves height of approx. 3.26m, rising to approx. 4.47m at the apex

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 12C, Durban Road, Bognor Regis, West Sussex, PO22 9QT

Unit 12C provides approximately **4,625** sq ft of recently refurbished light industrial / warehouse accommodation on Durban Road in Bognor Regis.

The property comprises a steel frame industrial / warehouse unit beneath a pitched sheet metal roof with translucent roof panels. Internally, the unit provides open-plan warehouse accommodation with **concrete flooring, three phase electricity, an electric loading door and a small WC facility** positioned to the front of the unit. The warehouse benefits from a **minimum eaves height of approximately 3.26m**, rising to approximately **4.47m at the apex**, providing practical accommodation for a range of occupiers.

Externally, the property includes a loading bay to the front and private parking for **7 vehicles**. The unit is presented ready for immediate tenant fit out and would suit a variety of occupiers including showroom, trade counter, manufacturing or distribution uses, subject to the necessary consents.

Location

The property is located on Durban Road, Bognor Regis, West Sussex, PO22 9QT.

Nearby railway stations include:

- **Bognor Regis Station** – approximately 0.81 miles
- **Barnham Station** – approximately 2.68 miles
- **Ford Station** – approximately 4.67 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **4,625 sq ft** of light industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Additional Information

Rent

A stepped rent structure is available:

- Year 1: £37,000 per annum exclusive (£8.00 psf)
- Year 2: £41,625 per annum exclusive (£9.00 psf)
- Year 3: £46,250 per annum exclusive (£10.00 psf)

EPC

We understand the property has an EPC rang of C - 61.

Viewing

Strictly by appointment through Petchey Holdings.

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