



TO LET

Unit 7, Durban Business Centre, Durban Road, Bognor Regis, PO22 9RX

1987 sq ft.

- Stepped rent incentives from £15,896
- 10 car parking space
- 3 phase power
- Full-height roller shutter loading door
- Flexible Terms
- WC Facilities

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 7, Durban Business Centre, Durban Road, Bognor Regis, PO22 9RX

Stepped rent incentives are available, with rent from **£15,896 per annum (£8.00 psf) in Year 1.**

Unit 7 provides approximately **1,987 sq ft** of light industrial / warehouse accommodation within **Durban Business Centre in Bognor Regis.**

The unit benefits from **3 phase power, a full-height roller shutter loading door, separate pedestrian access and WC facilities.** The accommodation is arranged as practical open-plan warehouse space, suitable for a range of industrial, storage, workshop or trade uses, subject to the necessary consents.

Externally, the property benefits from **10 car parking spaces**, supporting staff, visitor and operational use.

Durban Business Centre comprises a series of light industrial / warehouse units anchored by Howdens Joinery, creating an established commercial environment for occupiers seeking practical industrial, warehouse, storage or workshop accommodation.

Location

The property is located at **Durban Business Centre, Durban Road, Bognor Regis, PO22 9RX.**

Nearby railway stations include:

- **Bognor Regis Station** – approximately 0.72 miles
- **Barnham Station** – approximately 2.74 miles
- **Ford Station** – approximately 4.69 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately 1,987 sq ft of light industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for light industrial, storage, warehouse, workshop or trade use, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

A stepped rent structure is available:

- Year 1: £15,896 per annum exclusive (£8.00 psf)
- Year 2: £17,883 per annum exclusive (£9.00 psf)
- Year 3: £19,870 per annum exclusive (£10.00 psf)

Viewing

Strictly by appointment through Petchey Holdings.

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