



**TO LET**

Unit 1 Manor Farm, Shripney Lane  
Bognor Regis, West Sussex, PO22 9NR





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## Key Features

- Open plan warehouse
- New roller shutter door - 4.12m (h) x 3.24m (w)
- Redecorated throughout to include new kitchenette
- 3 Phase Power
- Concrete floor
- Parking for 8+ vehicles
- Minimum eaves of 4.30m rising to max of 7.49m
- No Motor trade





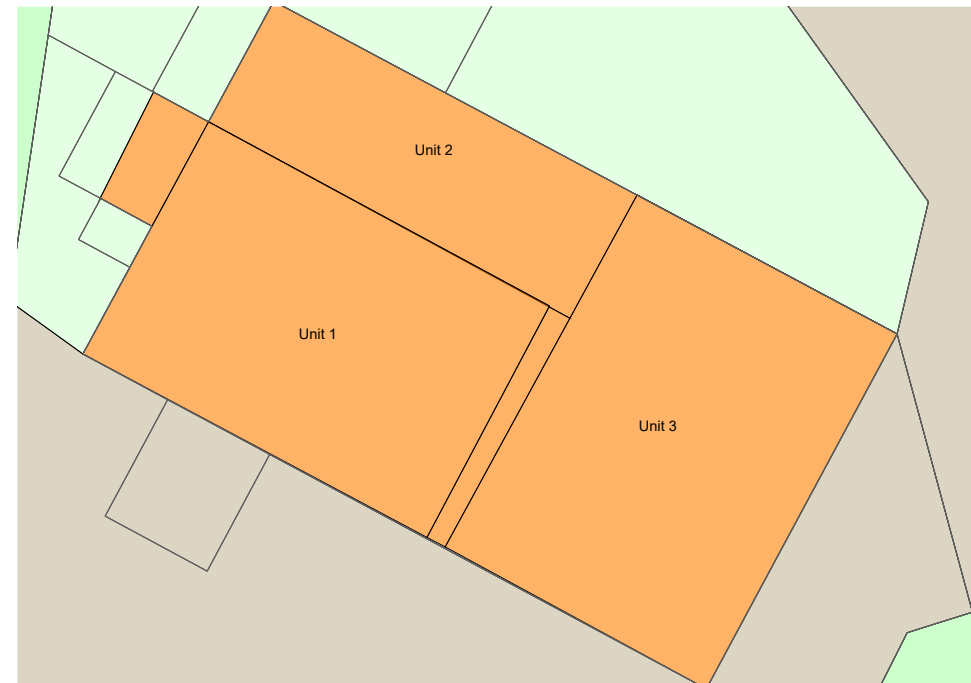
## Location & Situation

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

Bognor Regis Railway Station offers direct and regular services to London Victoria (1 hour and 40 minutes), Brighton (45 minutes) and Chichester (15 minutes), the latter two requiring one change.

Manor Farm is situated off of Shripney Road (A29), which links the A259 to the A27.







## Description & Accommodation

The building was originally constructed for agricultural purposes, subsequently converted and re-configured to offer three adjoining industrial/warehouse units.

The units are of steel portal frame construction, under a pitched sheet roof with minimum eaves of 4.30m and maximum eaves of 7.49m.

Internally the unit has been redecorated throughout and also has the benefit of concrete flooring, 3 phase power, new LED lighting, brand new kitchenette & W/C.

A new roller shutter door which measures 4.12.m (h) 3.24m (w) has also been installed, along with new ramped access.

The accommodation has the following approximate floor areas (GIA):

Area	Sq Ft	Sq M
Warehouse	2,260	209.95
W/C and Kitchen	199	18.53
<b>Total</b>	<b>2,459</b>	<b>228.48</b>







## Rateable Value

Rateable Value (2023): £17,250.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability though can expect to pay approximately 50% of the rateable value per annum.

## EPC

We understand the property has an EPC rating of B (46).

## Planning

We understand the property benefits from E(g)(iii), formally known as B1 and B8 use.

Some B2 uses may be considered and interested parties should make their own planning enquiries and satisfy themselves in this regard.

MOT test centres & vehicle servicing are not permitted.





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## Tenure

Leasehold.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £19,680 per annum exclusive.

The estimated service charge for 2024 is approximately £3,800 per annum and the building insurance is £490 per annum.

## VAT

We understand the property is not currently elected for VAT and therefore VAT is no levied on the rent.

## Legal Fees

Each party to bear their own legal costs incurred.



## Further Information

Please contact the sole agents Flude Property Consultants:

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July 2024

