



TO LET

Unit 12b Castlegrove Business Park
Durban Road, Bognor Regis, West Sussex, PO22 9QT



Key Features

- Situated in established industrial location
- Excellent transport links with easy access to the A259 which links Bognor Regis to the A27 / Chichester and wider national road network
- Open plan accommodation with WC
- Minimum eaves height 7.14m rising to 8.05m at the Apex
- Electric loading door - 3.99 m (w) x 4.49 m (h)
- Three adjoining units available, which could be combined
- Three phase electricity supply
- Rent £46,980 per annum
- Available on a new lease
- Suit a variety of occupiers such as showroom, trade counter, manufacturing and distribution





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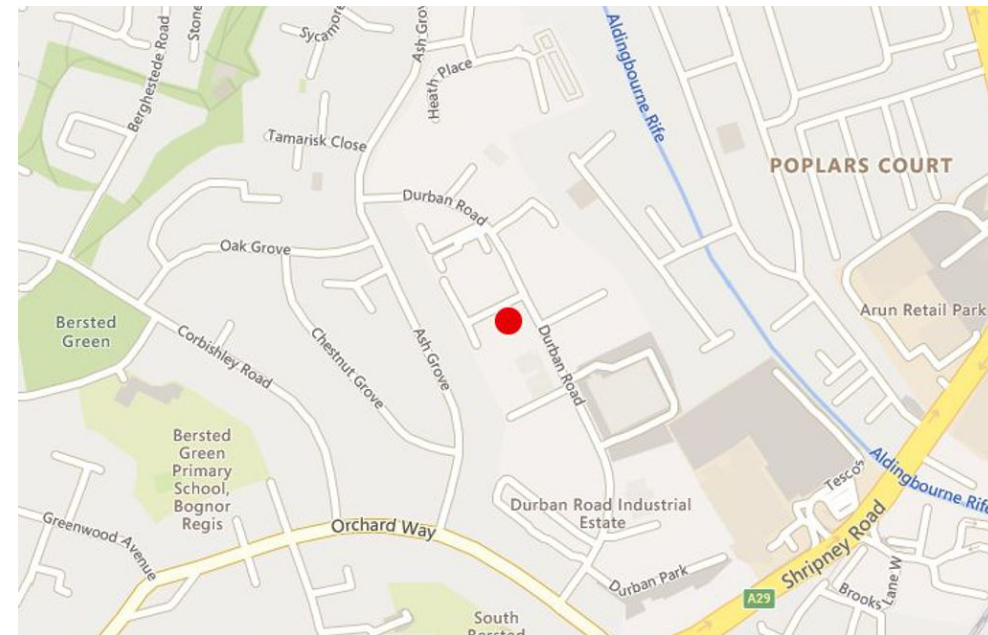
Location & Situation

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 (six miles west and 5 miles north of the property) and therefore the wider national road network, including the M27 to the West.

Bognor Regis Railway Station is located 1 mile south and offers regular services to Southampton, Portsmouth, Brighton & London Victoria.

Durban Road sits within a larger industrial district in the immediate area, with nearby occupiers comprising of Howdens & Tool Station as well an array of national retailers including Tescos, Sainsburys, Halfords & Matalan.





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Description & Accommodation

A rare opportunity to lease a superbly refurbished light industrial / warehouse unit of steel frame construction under a new pitched sheet metal roof with translucent roof panels. The unit comprises of an open plan warehouse with off road allocated parking and loading bay to front. There is a small WC located to the front of the unit.

The unit benefits from generous minimum eaves height 7.14m rising to 8.05m at the Apex. Other features to the warehouse include concrete flooring, three phase electricity, electric loading door and is presented to the market ready for immediate Tenant fit out.

Externally the property has private parking for 8 vehicles. This versatile unit would suit a variety of occupiers such as showroom, trade counter, manufacturing and distribution and viewing is therefore highly recommended.

Units are available individually or by way of combinations.

We understand the accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 12b	4,761	442.3
Total	14,083	1,308.31





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Rateable Value

Predicted rateable values are available upon request.

EPC

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

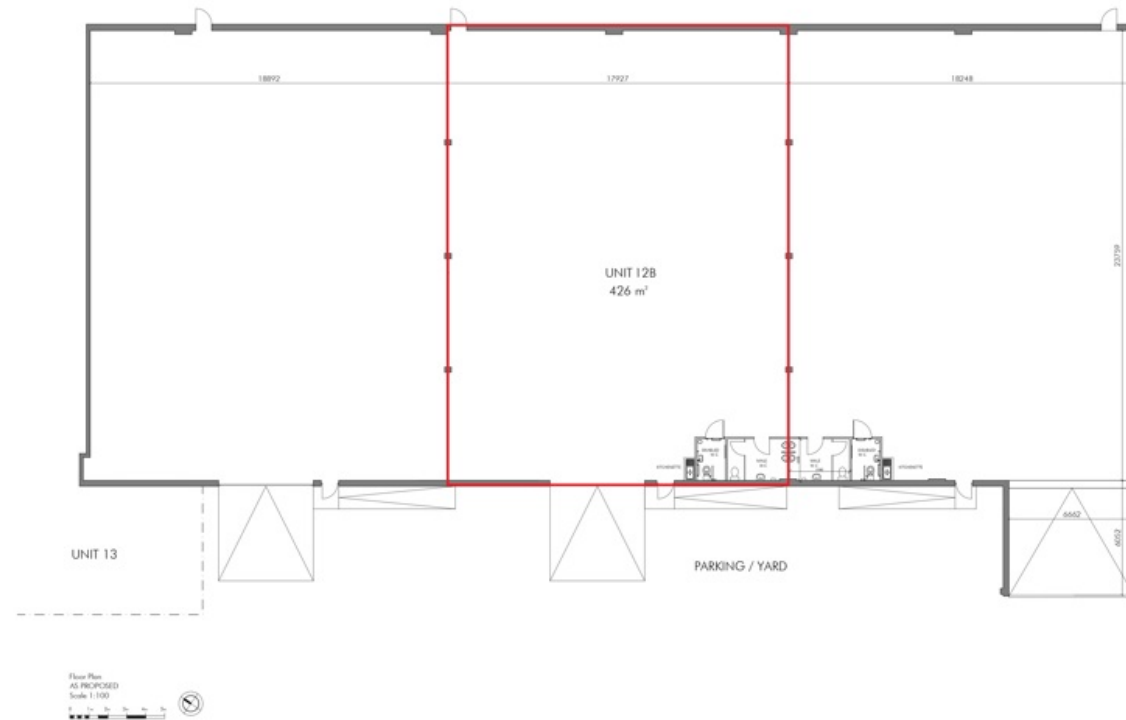
Planning

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





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Project Title:
Unit 12 Castlegrove Business
Park: Durban Road,
Bognor Regis

Drawing Title:
SK-02-D
Proposed Floor Plan

Revision: D 03.04.23
Date: April 2023
Scale: 1:100

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ARCHITECTS

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dimensions must be checked before work is commenced

FLOOR PLAN For identification purposes only.



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Terms

The unit is available to let by way of a new (effectively) full repairing and insuring lease for a minimum term of three years at a commencing rent of £46,980 per annum exclusive.

Each lease will be excluded from the security of the tenure provisions of Part II of the Landlord and Tenant Act 1954.

There is a service charge of £1,668 per annum and building insurance of £1,620 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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5 December 2025

