



FOR SALE

**Unit 10
Evans Place, Bognor Regis, PO22 9RY**



Key Features

- Detached industrial/warehouse unit with secure gated yard
- Established industrial location
- Open plan layout
- Refurbished offices
- Superb natural light
- 3 Phase power supply
- Roller shutter loading door
- LED Lighting
- Eaves of 3.38m (haunch) rising to 4.39m at the apex
- Would suit a variety of uses (STNPC)





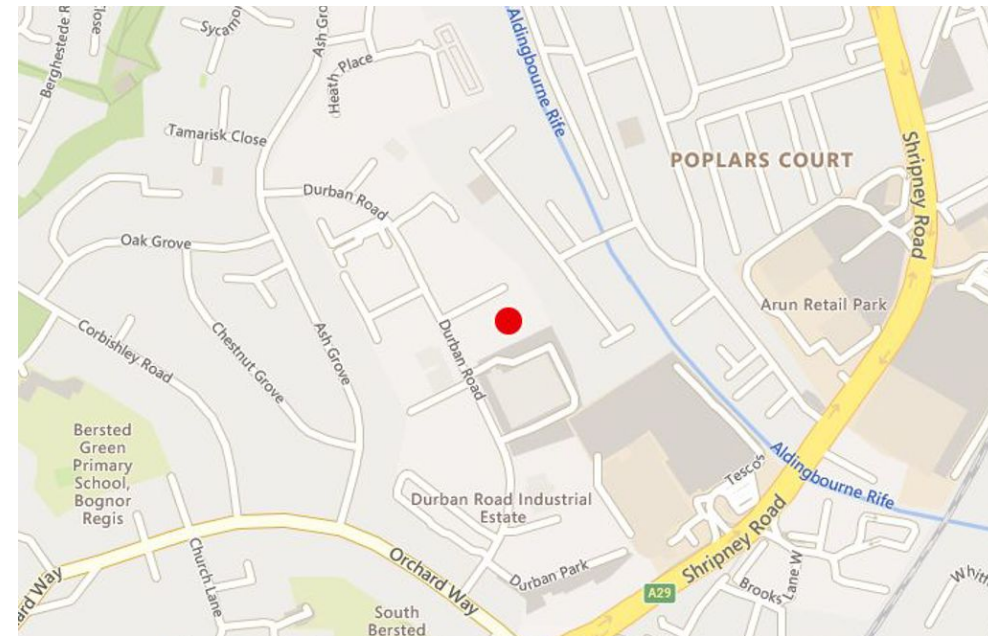
Location & Situation

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.

Evans Place adjoins Durban Road, 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 Tesco, Sainsburys, Halfords & Matalan.





Description & Accommodation

Flude Property Consultants are pleased to present the opportunity to acquire the freehold of a detached warehouse with a secure gated yard.

Unit 10 comprises a warehouse / light industrial unit of steel portal frame construction with part brick, part glazed elevations, under a pitched sheet roof. The warehouse has for many years been used for the purposes of storage and distribution, and has the benefit of concrete flooring, eaves of 3.38m (haunch) rising to 4.39m (apex), roller shutter loading door, 3 phase power, translucent roof panels and refurbished offices (including new flooring, LED lighting and perimeter trunking).

Externally the site has the benefit of plenty of parking and good loading access by way of a secure gated, self-contained yard.

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

The property benefits from a self contained, gated yard, with a total site area of approx 0.33 acres (14,500 sq ft)

Area	Sq Ft	Sq M
Ground Floor	5,279	490.42
Ground Floor	925	85.93
Total	6,204	576.35





Rateable Value

Rateable Value: £41,250 (2026)

Occupiers will pay approx 43% of this figure as rates per annum.

Occupiers should however make their own investigations to verify their rates liabilities.

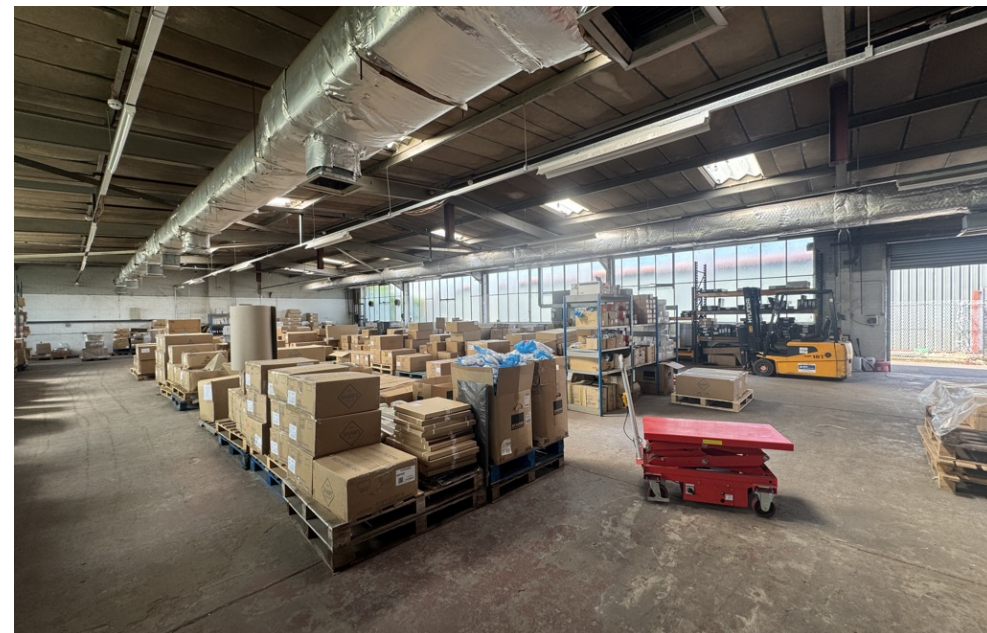
EPC

TBC

Planning

The property has for many years been used for the purposes of storage and distribution.

It is felt the property would suit a wide array of uses, though interested parties are asked to make their own investigations as to their requirements.





Terms

We have been instructed to market the freehold of the property with vacant possession.

Guide price on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Due to Government legislation, we are legally obliged to undertake Anti-Money Laundering checks on prospective Purchasers / Tenants where a transaction has a capital value of €15,000 (Euro) or more or a rental value of €10,000 (Euro) per calendar month or more. This includes checking proof and source of funds. Please note that we need to obtain the relevant information and record this on file before a transaction can be contracted.



Further Information

Please contact the sole agents Flude Property Consultants:

Brandon White
b.white@flude.com
07925 284528

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

16 June 2026

