

# TO LET

## Unit 12C, Castlegrove Business Park

Durban Road, Bognor Regis, West Sussex, PO22 9QT

**4,625 sq ft (429.66 sq m)**


**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London


Petchey HOLDINGS

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

## Key Features

- Stepped rent incentives available
- Refurbished industrial / warehouse unit
- Parking available
- Minimum eaves approximately 3.26 m; apex 4.47 m
- Electric loading door
- Three-phase electricity
- Owned by Petchey Holdings - contact landlord direct

## Description

Unit 12C provides approximately 4,625 sq ft of open-plan industrial and warehouse accommodation. The steel-frame unit benefits from concrete flooring, an electric loading door and a WC, with parking and a loading bay to the front.

## Location

Castlegrove Business Park is on Durban Road, Bognor Regis, with access to the A259, A27 and Chichester.

## Accommodation

| Total area |
| --- |
| 4,625 sq ft (429.66 sq m) |

## Planning

Interested parties should make their own enquiries with the local planning authority regarding the suitability of their proposed use.

## VAT

VAT may be applicable.

## Legal Fees

Each party is responsible for their own legal fees.

## Rent

Year 1: £37,000 per annum; Year 2: £41,625 per annum; Year 3: £46,250 per annum.

### Viewing & Further Information

Contact landlord direct
Max Allen
020 8252 8000
mallen@petchey.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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