



WELL PRESENTED FIRST FLOOR OFFICES TO LET

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



DESCRIPTION:

The premises comprise a suite of well-presented first floor offices situated in a convenient location in Durban Road, Bognor Regis.

The premises benefit from a ground floor entrance with shared WC facilities and stairs leading to a suite of four office rooms and kitchen/staffroom totaling approx. 700 sq ft. Externally the offices have the benefit of two car parking spaces.

The offices are available with the benefit of brand new lease terms and viewing is strongly recommended.

LOCATION:

Bognor Regis is a West Sussex coastal town situated approximately 16 miles west of Worthing and 6 miles east of Chichester.

Durban Road is situated in a convenient position north of the Town Centre, providing good transport links to the surrounding areas via A29, A27 and A259 trunk roads. Bognor Regis train station is approximately 1 mile distant and bus services run immediately outside the property.

ACCOMMODATION:

Ground Floor Entrance Hall

Kitchen/Staffroom **180 ft²**
 Maximum overall depth 18'10
 Maximum overall width 11'8 to 8'2

Office 1 **75 ft²**
 Maximum overall depth 9'7
 Maximum overall width 7'10

Office 2 **105 ft²**
 Maximum overall depth 7'10
 Maximum overall width 13'6

Office 3 **248 ft²**
 Maximum overall depth 18'10
 Maximum overall width 13'2
 Approximate area 248 ft²

Office 4 **92 ft²**
 Maximum overall depth 6'10
 Maximum overall width 13'7

Two Car Parking Spaces



More information:

01903 234343

www.sprattandson.co.uk



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LEASE:

The premises are available with the benefit of a brand new lease on terms to be agreed. The tenant will be responsible for a service charge covering water rates, buildings insurance and general upkeep of the common areas.

RENT:

£11,000 per annum.

LEGAL FEES:

Ingoing tenant to be responsible for the landlord's legal costs unless otherwise negotiated prior to entering into an agreement.

RATES:

The Rateable Value for the property is £5300 and therefore any ingoing occupier would likely be rates exempt under the Small Business Rate Relief. All parties are advised to make their own enquiries with the local authority.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

ENERGY PERFORMANCE CERTIFICATE:

To follow

LOCATION MAP:



Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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