



TO LET

1,988 Sq Ft

- *AVAILABLE SUMMER 2026 UNDERGOING REFURBISHMENT*
- Nearby Occupiers Include Toolstation, Howdens, Storage Mart & West Sussex County Council
- Superb Access to A29, A27 & A259 Trunk Roads
- Open Plan Warehouse

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 16B, DURBAN ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 9QT

Available July 2026 following refurbishment, Unit 16B comprises a warehouse / light industrial / trade counter unit extending to approximately **1,988 sq ft (185 sq m)**. The property provides practical **open-plan warehouse accommodation** suitable for a range of commercial occupiers, subject to the necessary consents.

The unit is of steel portal frame construction with brick and blockwork elevations and metal profile upper sections. Access is provided via a **separate pedestrian door** together with **two roller shutter loading doors**, one at each end of the property. The accommodation also benefits from an **accessible WC, small kitchenette, LED lighting, concrete flooring, and single-phase electrics**.

The property is situated on the established **Castlegrove Business Park** in Bognor Regis, with nearby occupiers including **Toolstation, Howdens, Storage Mart and West Sussex County Council**. The estate benefits from excellent access to the **A27, A29 and A259**, making it well positioned for trade, storage and distribution uses.

Location

Bognor Regis is located approximately **55 miles south-west of London, 24 miles west of Brighton, 6 miles south-east of Chichester, and 16 miles east of Portsmouth**. The property is located off **Durban Road** on the established **Castlegrove Business Park**, one of Bognor Regis' primary industrial areas. Bognor Regis town centre is approximately **1.5 miles** to the south, where the mainline railway station can also be found.

Legal Costs

Each party will bear their own legal costs.

Accommodation[

The property has the following approximate floor area:

Warehouse: 1,988 sq ft (185 sq m)
Total: 1,988 sq ft (185 sq m)

VAT

VAT to be charged.

Planning Information

The property would lend itself to a variety of commercial uses, subject to gaining the relevant planning permissions.

Buildings Insurance

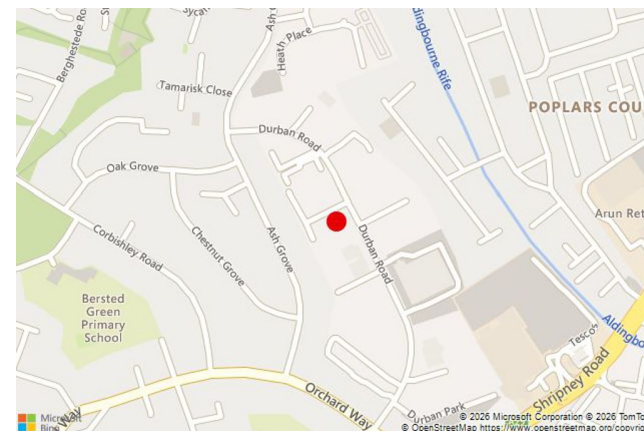
Approx. **£675.52 per annum exclusive**.

Service Charge

Approx. **£697.59 per annum exclusive**.

Business Rates

According to the Valuation Office Agency, the property has a **Rateable Value of £15,000**. Interested parties should make their own enquiries with the local authority to verify the amount payable.



Additional Information

Rent

£16,898 Per Annum

Viewing

Strictly by appointment through Petchey and the joint letting agents

Max Allen
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