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**GF Workshop Ockley Road, Bognor Regis , West Sussex PO21 2HW**  
**£10,000 Per Annum**



#### LOCATION

The property is located on the outskirts of Bognor Regis town centre offering easy access to the main A259 coastal road and links onto the A27 trunk road.

#### DESCRIPTION

The units available consist of 1 x Ground floor workshop/ business unit with shutter door access suitable for a variety of uses (STPC) have recently been re-decorated it offers a bright work space which would be ideal for a new start business.

Via the communal entrance door there is access to the 1st floor of the property which offers 2 x further office suites, which again have been full re-decorated. They offer an open plan work space which can be let together or separately as two suites if required.

#### DIMENSIONS

Ground floor rear workshop – 550.72sq.ft - NOW LET

Ground Floor front workshop - 1,063.95sq.ft

1st floor rear office suite – 499.20sq.ft

1st floor front office suite – 1,227.80sq.ft

#### RENTAL

Ground floor workshop – £5,200 per annum +VAT - NOW LET

Ground floor front workshop - £10,000 per annum + VAT

1st floor rear office suite – £5,760 per annum +VAT

1st floor front office suite – £8,520 per annum +VAT

#### LEASE

The units are available on new FRI leases with terms to be agreed, with a minimum term requested of three years, shorter terms would be considered by negotiation.

#### BUSINESS RATES

Interested parties should contact the local authority (Arun District Council) for the rates payable and if they are eligible for any rates relief.

#### LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction

#### EPC

EPC reports are available for all interested parties to view on request.

#### VAT

Will be chargeable on this transaction, interested parties must make their own enquiries to confirm.

#### VIEWING

Strictly by appointment with Sole Agents - PARSONS SON AND BASLEY



**32 Queens Road, East Sussex, Brighton, BN1 3YE**

**Contact: Richard Lowrey**

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