

**TO LET**  
**UNITS 16A & 16B**

**CASTLEGROVE**  
BUSINESS PARK



WELCOME TO  
**CASTLEGROVE**  
BUSINESS PARK

YOU ARE HERE

- 12 EATON POWER
- 13 EATON POWER
- 13A EATON POWER
- 14 APOLLO INKS
- 15 BOGNOR BED CENTRE
- 16 CATHEDRAL FURNITURE
- 16A TO LET
- 16B TO LET

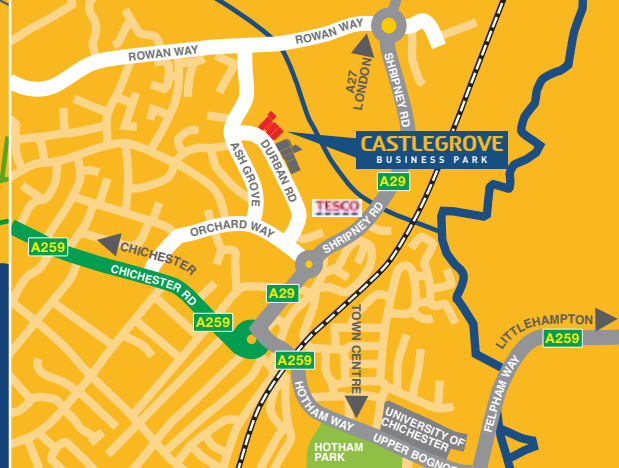
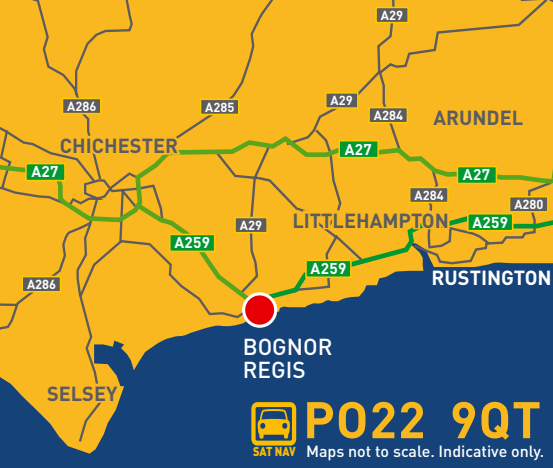
pnh Properties  
Owned and managed by pnh properties  
Tel: 01428 751035 www.pnhproperties.com

Units of 3,927 sq ft (365 sq m) with a yard and 1,962 sq ft (182 sq m) gross internal - available separately or in combination  
To Let - New Leases

**Units 16a and 16b**  
Castlegrove Business Park | Durban Road |  
South Bersted Industrial Estate | Bognor | West Sussex | P022 9QT

**pnh**  
Properties

[www.pnhproperties.com](http://www.pnhproperties.com)



### Location

Bognor is located approximately 6 miles to the south east of Chichester, 16 miles to the west of Worthing and 5 miles to the south of the A27 south coast trunk road. The South Bersted Estate is an established industrial estate to the north of Bognor Town Centre, close to the A29 Shripney Road with the units being situated on the east side of Durban Road.

### Description

Castlegrove Business Park comprises eight industrial and warehouse units, three of which totalling approximately 40,000 sq ft are occupied by Eaton Power Solutions. The available units comprise Units 16a an industrial/warehouse unit with its own fenced yard area and Unit 16b, a warehouse unit which would potentially be suitable for a lock up store. The landlord has carried out extensive landscaping works on the Business Park.

### Accommodation

Unit	Sq Ft	Sq M
16A	3,927	365
16B	1,962	182

### Tenure

Leasehold. A new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

### Rent

16A	£23,560
16B	£12,260

### VAT

VAT will be chargeable on the rent.

### Rates

16A	£17,500
16B	£8,700

Stiles Harold Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Stiles Harold Williams has any authority to make or give representation or warranty whatever in relation to this property. November 2010.



### Viewing

Strictly by appointment through the sole agent Stiles Harold Williams, please contact:

**David Martin**  
 dmartin@shw.co.uk  
 01273 876200

**Duncan Marsh**  
 dmarsh@shw.co.uk  
 01903 229200



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available through the website [www.shw.co.uk](http://www.shw.co.uk)