

FREEHOLD MULTI-LET INDUSTRIAL INVESTMENT

FOR SALE



**Units 1-10, Block K, Southern Cross Trading Estate, Shripney Road,
Bognor Regis
PO22 9SE**

Eddisons

UNITS 1-10, BLOCK K, SOUTHERN CROSS TRADING ESTATE

SHRIPNEY ROAD, BOGNOR REGIS, PO22 9SE



Agreement

For Sale



Detail

Multi-let Industrial Investment



Price

£1,775,000
Exclusive of VAT



Size

1,856.2 sq m (19,980 sq ft)
(Excluding Mezzanines)



Location

Bognor Regis, PO22 9SE



Property ID

#250522NH

For Viewing & All Other Enquiries Please Contact:



NICK HOLTBY
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Agency Surveyor

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Property

The property comprises a fully let freehold industrial estate consisting of ten individual units, all currently occupied by a diverse range of businesses that serve the local area and contribute to the estate’s vibrant commercial environment (please refer to the tenancy schedule for further details).

Each unit features a front-facing roller shutter door providing access to a practical internal layout. The majority of the units provide an office space in addition to kitchenette, and toilet facilities, making them well-suited for a variety of operational uses. The units are of a traditional specification, constructed with concrete floors, brick masonry and profile clad walls, beneath pitched roofs. Each unit is independently served by a three-phase electrical supply.

Externally, allocated parking is available directly in front of each unit, enhancing accessibility.

Notably, there is a lapsed planning consent for an additional unit at the eastern end of the estate, offering future development potential.

Location

Bognor Regis is a well-established coastal town in West Sussex with strong transport connections and a growing commercial presence. The property is strategically located off Oldlands Way, leading to Shripney Road, one of the town’s primary arterial routes, which serves as a key commercial corridor linking the town centre to the A29 and beyond. The immediate area around Shripney Road is home to a mix of national and local retailers/ trade counter businesses, and light industrial operators, contributing to a vibrant and well-supported commercial environment.

The A259 and nearby A27 provide convenient road access to Chichester, Portsmouth, Worthing, and Brighton, with onward links to the A3(M) and M27, enabling efficient connections to London and the wider South East region. Bognor Regis railway station offers regular direct services to London Victoria and Gatwick Airport.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents 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 permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Rating: TBC

Services

We understand that the estate has mains connections to gas, electricity, water and drainage.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 1	185.62	1,998
Unit 2 (excluding mezzanine of 35m ² (377 sq ft)	185.62	1,998
Unit 3	185.62	1,998
Unit 4	185.62	1,998
Unit 5	185.62	1,998
Unit 6 (excluding mezzanine of 37.6m ² (405 sq ft)	185.62	1,998
Unit 7 (unable to inspect May 25)	185.62	1,998
Unit 8 (unable to inspect May 25)	185.62	1,998
Unit 9	185.62	1,998
Unit 10 (excluding mezzanine of 130m ² (1,400 sq ft)	185.62	1,998
Total	1,856.2	19,980

Tenure

The property is available to purchase freehold and subject to the occupational leases at a guide price of £1,775,000 exclusive of VAT.

A sale at £1,775,000 would reflect a Net Initial Yield of 7.70% after taking into account purchasers costs and SDLT.

Service Charge

Further details available on request.

VAT

We understand the property is VAT elected.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

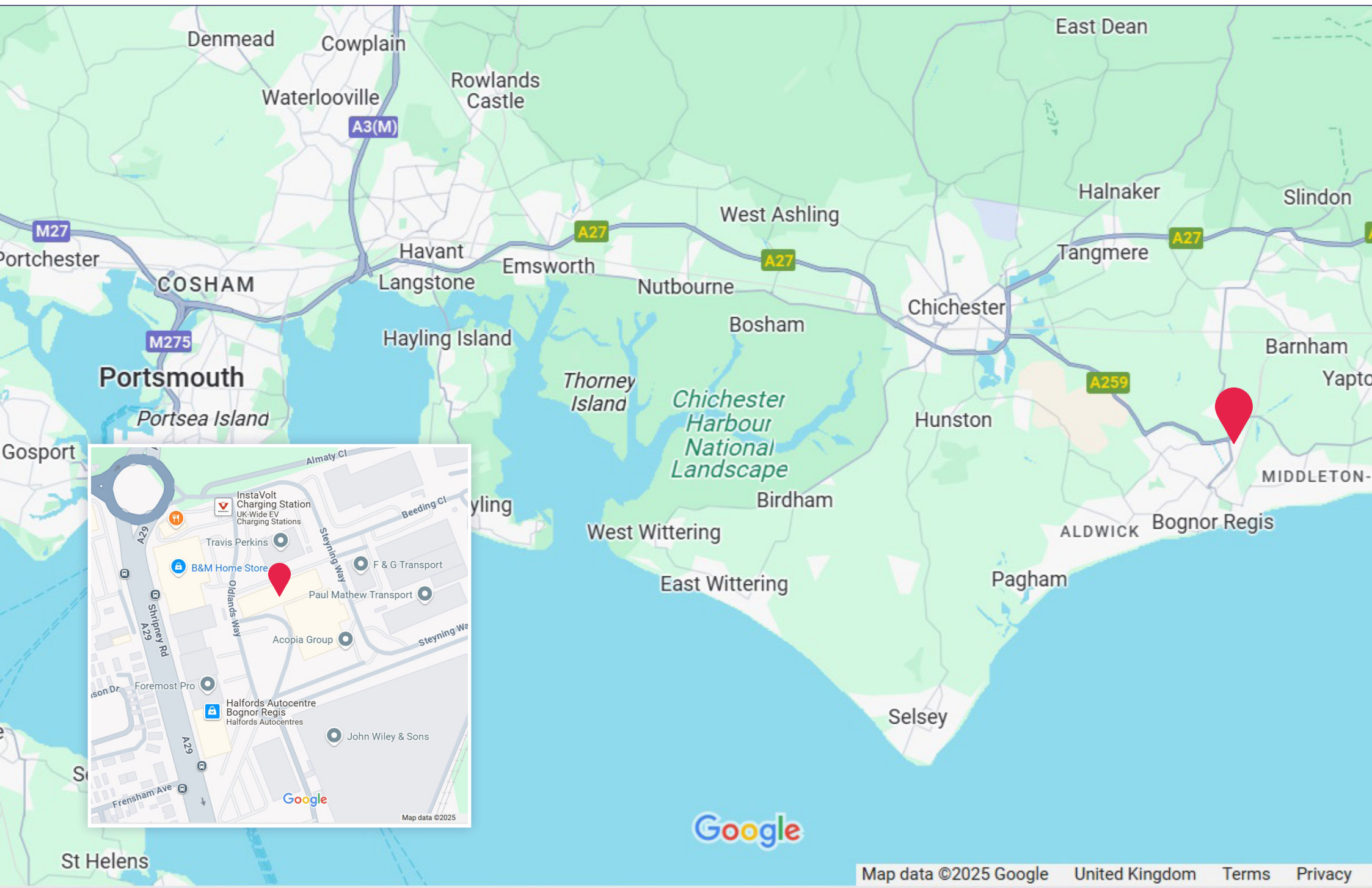
Tenancy Schedule

Area	Tenant	Lease Dated	Lease Start	Lease End	Passing Rent PA	Rent Review	Break Option	Repair
Unit 1	Southern Cross Garage Ltd	18/04/2024	25/12/2023	24/12/2033	£14,900	25/12/2026 & 25/12/2028	25/12/2028	FRI
Unit 2	Eurocell Building Plastics Ltd	04/04/2024	25/03/2024	24/03/2029	£15,000	-	24/03/2017	FRI
Unit 3	South East Coast Ambulance Service NHS Foundation Trust	24/05/2016	24/05/2016	23/05/2026	£14,250	25/05/2021	24/05/2021	FRI
Unit 4	Autosolution Ltd	05/12/2018	25/03/2018	24/03/2028	£14,900	25/03/2023	25/03/2023	FRI
Unit 5	Parker's Food Machinery Plus Ltd	TBC	26/03/2025	25/03/2035	£16,000	26/03/2030	26/03/2030	FRI
Unit 6	Parker's Food Machinery Plus Ltd	TBC	26/03/2025	25/03/2035	£16,000	26/03/2030	26/03/2030	FRI
Unit 7	Euro2Go Events LLP	20/02/2024	20/02/2024	19/02/2034	£9,000	20/02/2029	20/02/2029	FRI
Unit 8	Euro2Go Express Freight LLP	30/09/2016	03/10/2016	02/10/2026	£14,900	03/10/2021	03/10/2021	FRI
Unit 9	Parker's Food Machinery Plus Ltd	TBC	26/03/2025	25/03/2035	£16,000	26/03/2030	26/03/2030	FRI
Unit 10	City Plumbing Supplies Holdings Ltd	Undated	23/02/2025	22/02/2035	£14,250	23/02/2030	23/02/2030	FRI
Total					£145,200			

*Unit 7 reduced rent in exchange for tenant removing the mezzanine at their cost.

Data Room

A data room has been set up for the site. Get in touch for a link to the data room.





Google



