



**Unit 2i, Bognor Road, Northlands Business Park,  
Warnham, West Sussex, RH12 3SH**

**LIGHT INDUSTRIAL / WORKSHOP/STORAGE UNIT TO LET**  
**SUITABLE FOR A VARIETY OF WORKSHOP USES**  
**624 SQ FT (57.97 SQ M)**



## UNIT 2I, BOGNOR ROAD, NORTHLANDS BUSINESS PARK, WARNHAM, WEST SUSSEX, RH12 3SH

### Location

Northlands Business Park is located on the A29 (Bognor Road), between the villages of Ockley and Warnham, which are located to the north (3 miles) and southeast (2 miles) respectively. The A29 / A281 junction with links to Horsham town centre, the A23 and motorway network is located approximately 1.7 miles to the immediate south. Access is directly off the A29 with clear signage from the road. For exact location use the What 3 Words link below: <https://w3w.co/cubs.mural.supplier>

### Description

The subject premises form part of a rural business park, comprising offices and workshop units. The property comprises of a ground floor unit with the following amenities:

- Kitchen & WC Facilities
- Unallocated parking for 2 vehicles
- Loading door (2.21m width x 2.02m height)
- Wooden Loading door and UPVC windows
- Separate UPVC office door
- Electric heating
- Office area with suspended ceiling

### Accommodation

	Sq Ft	Sq M
Ground Floor Industrial Unit	624	57.97
<b>TOTAL</b>	<b>624</b>	<b>57.97</b>

### Terms

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed.

Hours of Operation- 8am to 6pm Monday to Friday and 8am to 12pm Saturdays. No Sunday trading or public holidays.

### Rent

£9,600 per annum

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £5,600 rising to £7,100 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### Service Charge

There is a nominal service charge that covers buildings insurance, water supply, sewage plant maintenance, external building repairs, maintenance to pathways, parking areas and landscaping. Cost upon application.

### VAT

VAT will NOT be chargeable on the terms quoted.

### EPC Rating

The premises has a rating of C ( 71 ). EPC certificate available on request.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

**Tim Shepherd**

01403 333921 / 07921056072

[tshepherd@colyercommercial.co.uk](mailto:tshepherd@colyercommercial.co.uk)





