

INDURENT

DURBAN PARK INDUSTRIAL ESTATE

PO22 9RJ
///CODE.POKERS.DOOR

AVAILABLE INDIVIDUALLY OR COMBINED

UNIT 5: 4,584 SQ FT (425.9 SQ M)

UNIT 6: 4,593 SQ FT (426.7 SQ M)

Undergoing full refurbishment Q2 2026.



Less than 2 miles from
Bognor Regis town centre.

Targeting EPC B rating.

Warehousing that Works.

High performance space for your business.

If you're looking for well-positioned commercial units in West Sussex, then look no further than Durban Park Industrial Estate.

Located within the established Durban Road Business Park in Bognor Regis, the area is recognised as a prime commercial and employment location serving the wider West Sussex market.

An ideal location for West Sussex.

The estate benefits from excellent road connectivity with direct access to the A259, providing onward connections to the A27 and A29.

The units feature office accommodation, dedicated car parking and 24-hour access, whilst the surrounding area supports a mix of industrial, logistics and trade counter occupiers, making it an ideal choice for businesses seeking a strategic and operational base.



Ideal trade counter unit.



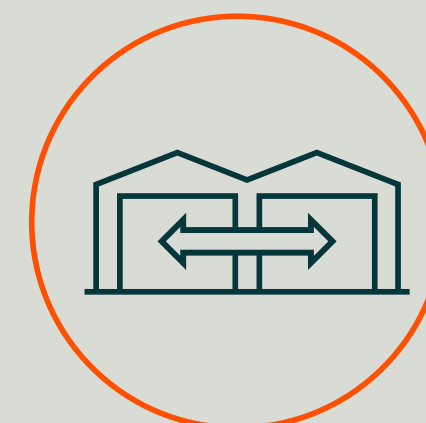
New roof overclad.



Targeting EPC B rating.



Dedicated car parking.



Ability to combine units.

Why choose Durban Park?



Durban Park Industrial Estate is located on the established Durban Road Business Park in close proximity to the A259.



Nearby occupiers include Tesco Superstore, M&S Foodhall, B&Q and Sainsburys.



Situated less than 2 miles from Bognor Regis town centre, offering convenient access to local amenities.



Approximately 23 miles from Portsmouth International Port, providing straightforward access to one of the UK's key maritime gateways.

UNDERGOING FULL REFURBISHMENT



Warehousing that Works.

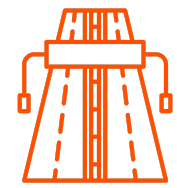
Available separately or combined.

UNITS 5 & 6



Warehousing that Works.

You're well-connected.



MAJOR ROADS

A259	1.2 miles
A3	17.7 miles
M27	20.4 miles



TOWNS/CITIES

Bognor Regis	1.6 miles
Chichester	6.2 miles
Worthing	18.5 miles
Portsmouth	22.2 miles



PORTS

Portsmouth International Port	23 miles
Southampton Port	36.8 miles

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Maps are indicative.



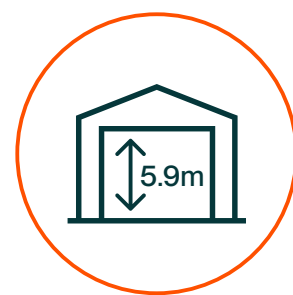
Schedule of accommodation.

	UNIT 5	UNIT 6
TOTAL	4,584 SQ FT (425.9 SQ M)	4,593 SQ FT (426.7 SQ M)
EAVES HEIGHT	5.9M	5.9M
ROLLER SHUTTER DOOR	1	1

All floor areas are approximate gross internal areas.



24-hour access



Eaves height 5.9m



Fitted out offices



Roller shutter door (1 per unit)



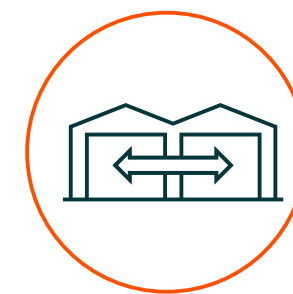
Dedicated car parking



Targeting EPC B rating



New roof overclad



Option to combine units



Warehousing that Works.



Unit 5 plan.

UNIT 5 4,584 SQ FT (425.9 SQ M)

OPTION TO COMBINE UNITS 5 & 6

Unit plan is indicative.



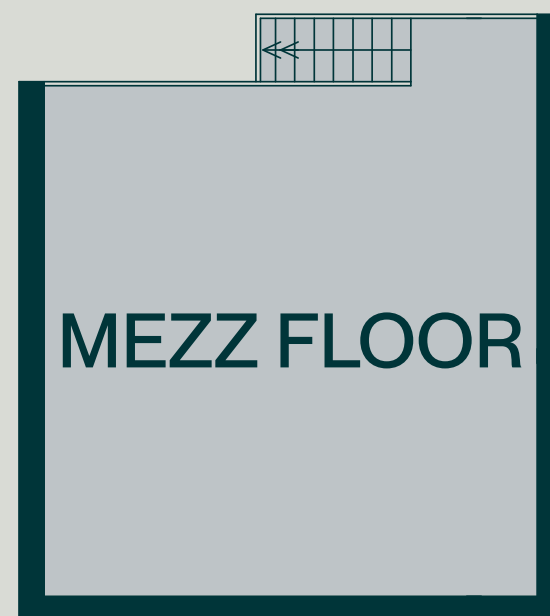
Warehousing that Works.

Unit 6 plan.

UNIT 5 4,593 SQ FT (426.7 SQ M)

OPTION TO COMBINE UNITS 5 & 6

Unit plan is indicative.





Warehousing that Works.



ANTONIA LANFRANCHI

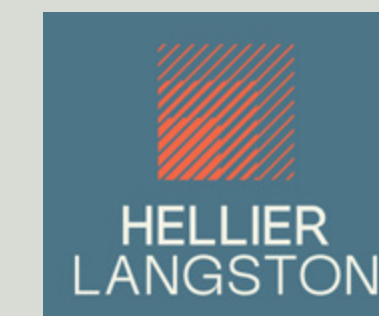
Asset Manager

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 08055-01.



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