

INDUSTRIAL/WAREHOUSE/
TRADE COUNTER OPPORTUNITY
(2,500 SQ FT - 150,000 SQ FT)

AVAILABLE TO PRE-LET / PRE-SALE



SALTBOX
BUSINESS PARK

PHASE 1 PRE-LET
AND UNDER CONSTRUCTION
PRACTICAL COMPLETION Q2 2021

A development by



SHRIPNEY ROAD | BOGNOR REGIS | PO22 9NW

SALTBOX-BUSINESS-PARK.COM

Bognor Regis is situated in West Sussex, 69 miles from London and 26 miles west of Brighton, 7 miles from Chichester and is a 20 minute drive to the South Downs National Park.

Saltbox Business Park is strategically located in coastal southern England. Its proximity to airports at Gatwick and Heathrow and international commercial and passenger ferry ports at Southampton and Portsmouth make it a prime business location. The large commercial port of Shoreham is also nearby. It is located on the northern edge of Bognor Regis between Chichester and Worthing and connects directly to the A29 and to the A259 the new Bognor Northern Relief Road. Both the A29 and the A259 give quick access to the A27.

DESCRIPTION

Phase 1 of Saltbox Business Park is currently under construction and will provide an Aldi food store, Starbucks and Greggs drive thru and a new state of the art distribution facility for Warburtons. The site benefits from an outline planning consent (planning reference number BE/135/18/PL) for further B1(c), B2 and B8 development with trade counter units available from 2,500 sq ft and logistics/industrial buildings up to 150,000 sq ft.



SALTBOX BUSINESS PARK

Saltbox Business Park falls within Enterprise Bognor Regis which is a 70 hectare commercial and employment development opportunity located on the northern edge of Bognor Regis in West Sussex. It has the potential to accommodate 150 businesses and provide 4,000 jobs.

The development will consist of industrial/warehouse and trade counter units, a prominent roadside car showroom, food store and drive thru restaurants.



- STATE OF THE ART BESPOKE DESIGN & BUILD PACKAGES AVAILABLE
- TRADE COUNTER /ROADSIDE UNITS FROM 2,500 - 30,000 SQ FT
- DISTRIBUTION WAREHOUSE/ INDUSTRIAL UNITS UP TO 150,000 SQ FT
- 17.5 ACRE SITE
- OUTLINE PLANNING FOR B1, B2, B8
- ABILITY TO DELIVER BUILDINGS WITHIN 12 MONTHS OF AGREEING TERMS



ACCOMMODATION

UNIT	USE	SQ FT	SQ M
1	Industrial Warehouse	100,000	9,290
2	PRE-LET TO WARBURTONS		
3	Industrial Warehouse	20,516	1,906
TOTAL		120,516	11,196

UNIT	USE	SQ FT	SQ M
4	Trade Counter	2,500	233
5	Trade Counter	3,750	348
6	Trade Counter	3,750	348
7	Trade Counter	2,500	233
TOTAL		12,500	1,162



LOCATION

Travelling to Bognor is simple by either road, rail, coach or ferry. The train station is a 2 minute walk from the town centre. It is just 100 minutes from London Victoria.

There are easy road links from the east via the M27 and A27 and the M25 and A24 from the north. Coaches also operate from London Victoria and Portsmouth ferry port is just 45 minutes away, with access routes to destinations in France and Spain.



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COMMUNICATIONS

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By Road

Chichester	- 7 miles -	16 mins
Portsmouth	- 22 miles -	32 mins
Brighton	- 26 miles -	46 mins
Portsmouth Docks	- 26 miles -	41 mins
Southampton Docks	- 37 miles -	54 mins
Gatwick via A24	- 46 miles -	59 mins
London	- 69 miles -	1hr 54 mins
Heathrow via A3	- 76 miles -	1hr 22 mins

Source: Google Maps

By Train

Bognor Regis Train Station sits on the LNER line and runs a half hourly service into London Victoria.

TERMS

Available to Pre-let/Pre-sale. Terms upon application.
For further information contact the letting agents.



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A development by



Landlink is an independent development business based in West Sussex with a diverse portfolio of land and property.

Landlink's focus is on creating long term value by delivering high quality commercial development. Our place making schemes are built to provide a positive legacy for the local communities with whom we work.