



**CHICHESTER**  
BUSINESS PARK  
CITY FIELDS WAY PO20 2FT  
[thechichesterbusinesspark.co.uk](http://thechichesterbusinesspark.co.uk)

UNDER CONSTRUCTION  
**MULTI-LET INDUSTRIAL AND LOGISTICS PARK**  
2,437 - 35,767 FT<sup>2</sup> (226.4 - 3,322.1 M<sup>2</sup>)



# cbp CHICHESTER BUSINESS PARK

## DESCRIPTION

The first phase of the development is under construction and when complete will comprise 9 industrial / warehouse units of steel portal frame construction with metal and timber clad elevations beneath a pitched roof.

The different units will benefit from clear eaves heights of between 6.2m and 8.2m, electric level access loading doors and Units 1A and B will have yard depths in excess of 23m. Rooflights will be installed on each unit and the rest of the roof areas will have a solar PV system providing green electricity to the development.

The units will be built to achieve an A level EPC rating.

Externally, the units will have the dedicated spaces shown in the schedule of accommodation table and there will also be generous communal car parking provision including disabled parking spaces. Each unit has one double EV charger and there are also 8 communal EV charging points.



B1c / B8 USES



PLOT 1 - 8.2 M EAVES HEIGHT  
PLOT 3 - 6.2 M EAVES HEIGHT



PLOT 1 YARD DEPTHS  
IN EXCESS OF 23M



ELECTRIC LEVEL  
ACCESS LOADING DOOR



EPC RATING A



EV CHARGING  
POINTS



Plot 1 - 120 kVA  
Plot 3 - 60 kVA



ON SITE CAR  
PARKING SPACES



ADJOINING A27  
AT TANGMERE



CLOSE TO LONDON GATWICK  
AND SOUTHAMPTON  
INTERNATIONAL AIRPORTS



## FIRST PHASE DEVELOPMENT

PLOT	UNIT	SQ M	SQ FT	EAVES HT	PARKING SPACES
1	1	742.8	7,995	8.2m	9 +
2	2	742.8	7,995	8.2m	9 +
3	6	226.4	2,437	6.2m	4
	7	226.6	2,439	6.2m	4
	8	226.8	2,441	6.2m	4
4	9	292.2	3,145	6.2m	5
	10	290.1	3,122	6.2m	5
	11	291.1	3,133	6.2m	5
	12	284.3	3,060	6.2m	5
<b>TOTAL</b>		<b>3,322.1</b>	<b>35,767</b>	<b>All sizes are measured GIA</b>	

Parking all plots:-

Each unit to be given rights to park on allocated spaces (spaces not demised) (plans to follow)

All units will have access to additional communal disabled spaces and EV charging spaces, Cycle stores, Motorbike spaces and parking in front of their own roller doors for a Van.

Additional space is £100 month plus VAT – limited amount of space available (numbers to be provided upon request)

## SECOND PHASE DEVELOPMENT

Pre Let and Pre Sales Enquiries Sought

Unit sizes available from 8,880 - 27,180 ft<sup>2</sup> (825 - 2,525 m<sup>2</sup>)



## LOCATION

The units comprise Phase 1 of the new development which is under construction at Chichester Business Park, Tangmere. Phase 2 is shown coloured orange on the site plan and pre-let and pre-sale enquiries are sought for this phase - unit sizes will be available from 8,880 ft<sup>2</sup> to 27,180 ft<sup>2</sup> (825 m<sup>2</sup> – 2,525 m<sup>2</sup>).

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast arterial road, midway between Southampton and Brighton and just 65 miles south west of London.

Several national and international companies have established themselves in the Chichester district to benefit from the employment profile and lifestyle attractions of the City and surrounding area.

Chichester is the home of Rolls Royce whose 600,000 sq ft worldwide headquarters and production facility is located at Goodwood.

## COMMUNICATIONS

Chichester Business Park is strategically located four miles east of Chichester with immediate access to the A27/M27 arterial South Coast route.



Chichester City Centre	3 miles
London Gatwick Airport	45 minutes
Portsmouth Continental Ferry Port	30 minutes
Goodwood Airfield	3 miles
Southampton International Airport	40 minutes
Access to A27 dual carriageway	1 minute



London Victoria	90 minutes
-----------------	------------





Newbury

A33

M3

Croydon

A339

Basingstoke

A331

A3

M25

M25

Guildford

A31

M23

A22

M3



Gatwick

A34

Crawley

Winchester

Horsham

A23

A3

A272

A26

Haywards Heath



Southampton

M27

A3 (M)



Chichester

Arundel

Lewes

A27

Portsmouth

Worthing

Brighton

A26

Bognor Regis

Newhaven



[thechichesterbusinesspark.co.uk](http://thechichesterbusinesspark.co.uk)

## TENURE

The units are available by way of a new FRI lease for a term to be agreed.

## AVAILABILITY

Phase One units will be available for immediate occupation following practical completion which is due Q2 2023.

## VAT

VAT is applicable at the prevailing rate.

**Lambert  
Smith  
Hampton**

**Elise Evans**

EEvans@lsh.co.uk

07703 393 120

**George Cook**

GCook@lsh.co.uk

07596 578 707

**F Flude**  
PROPERTY CONSULTANTS

**Mark Minchell**

M.Minchell@flude.com

07711 630 113

**Brandon White**

B.White@flude.com

07925 284 528

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2023