



Trade & Logistics



Saltbox Business Park

TO LET | Trade and Logistics City, Bognor Regis PO22 9NW

- 11 new logistics & trade counter units
- 3,488 – 52,959 sq ft



**Planning
consent
granted**

tradeandlogistics.co.uk



An aerial photograph of an industrial park. A large complex of several interconnected industrial buildings with white roofs is outlined in red. The complex is situated in a strategic location, bordered by a road on the left and a green field with a pond on the right. In the background, there is a residential area with many houses and a larger commercial building. The text "A highly prominent position" is overlaid in white on the right side of the image, next to a red graphic element.

A highly prominent position

Trade & Logistics City Bognor Regis is located on Shripney Road, which forms part of the Saltbox Business Park industrial area in Bognor Regis.

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. It has access to the ports of Portsmouth and Southampton to the West and the Shoreham commercial port and town of Brighton to the East.

Enterprise Zone status brings a commitment to on-going infrastructure investment and this is putting Bognor Regis on the map.

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



With the Trade City brand, Kier has a nationwide presence in developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq. ft of industrial property both speculatively and for occupiers over the past ten years.





**High quality
trade and
industrial units**



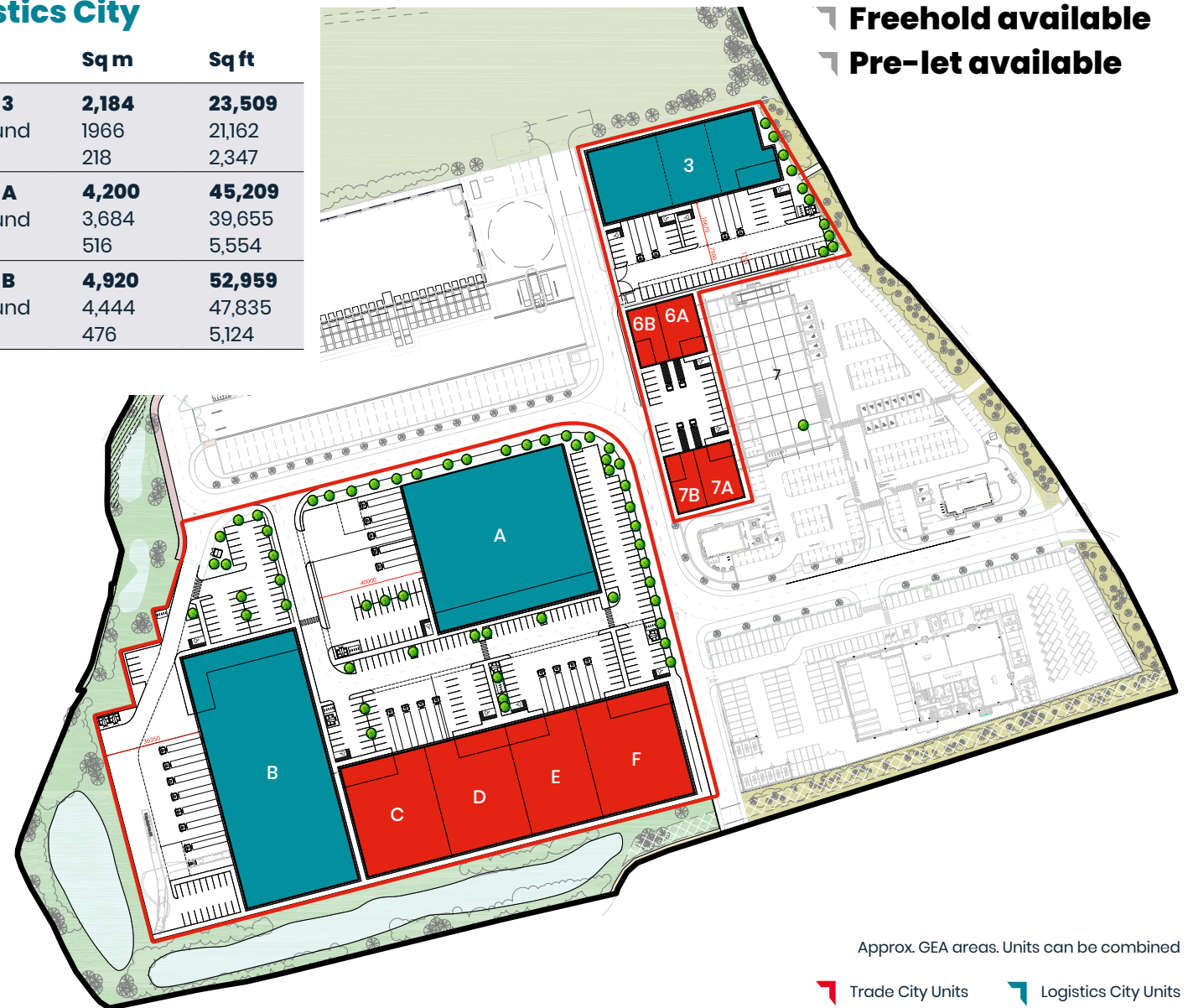
Accommodation

Trade City

	Sq m	Sq ft
Unit 6A	383	4,123
Ground	317	3,412
First	566	710
Unit 6B	324	3,488
Ground	270	2,906
First	54	581
Unit 6A & 6B		7,610
Unit 7A	383	4,123
Ground	317	3,412
First	66	710
Unit 7B	324	3,488
Ground	270	2,906
First	54	581
Unit 7A & 7B		7,610
Unit C	1,637	17,621
Ground	1,463	15,748
First	174	1,873
Unit D	1,565	16,846
Ground	1,402	15,091
First	163	1,755
Unit C & D		34,466
Unit E	1,298	13,972
Ground	1,183	12,734
First	115	1,238
Unit F	1,794	19,311
Ground	1,595	17,169
First	199	2,142
Unit E & F		33,282

Logistics City

	Sq m	Sq ft
Unit 3	2,184	23,509
Ground	1966	21,162
First	218	2,347
Unit A	4,200	45,209
Ground	3,684	39,655
First	516	5,554
Unit B	4,920	52,959
Ground	4,444	47,835
First	476	5,124



- ↙ Freehold available
- ↙ Pre-let available

Approx. GEA areas. Units can be combined

↙ Trade City Units ↙ Logistics City Units

Trade City

3,444–19,300 sq ft

Trade City Bognor Regis offers 8 quality flexible industrial/warehouse units built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity, our units are built for your business.



Floor loading
37.5kN sq m



Electric loading
doors



Mezzanine
Grade A offices



Entrance
canopy



Units can be
combined
Units 6-7



Fibre
broadband



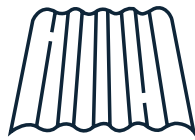
High quality
exterior finish



7m (Units 6-7),
8m (Units C-F)
Clear eaves height



Double glazed
windows with
anti-glare



Steel insulated
cladding and
steel roof



Class B2, B8
and Class E
(formally B1c) use

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



Image: Trade City Luton

**Grade A
offices**
With comfort
cooling as
standard



Image: Trade City Luton

Logistics City

23,509 – 52,959 sq ft

Logistics City Bognor Regis offers 3 quality flexible industrial/warehouse units built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity, our units are built for your business.



Floor loading
50kN sq m



Electric loading
doors



Mezzanine
Grade A offices



Entrance
canopy



Class B2, B8
and Class E
(formally B1c) use



Fibre
broadband



High quality
exterior finish



8m (Unit 3),
10m (Units A-B)
Clear eaves height



Double glazed
windows with
anti-glare



Steel insulated
cladding and
steel roof

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



Image: Trade City Luton

Impressive floor
loading capacity

High
quality
finish
With steel roof



Image: Trade City Luton

**Built with
sustainability
in mind**



Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-costs for the user.



Target BREEM rating Very Good



Solar PV panels
Unit 6A only*



Cycle facilities provided



Target EPC Rating - A



Fresh air ventilation



Sustainable construction materials



8-10% Natural lighting from roof



Electric vehicle charging



Highly efficient building, reducing costs



Built for efficiency



**At the heart of
the Commercial
Enterprise zone**

Travel Distances

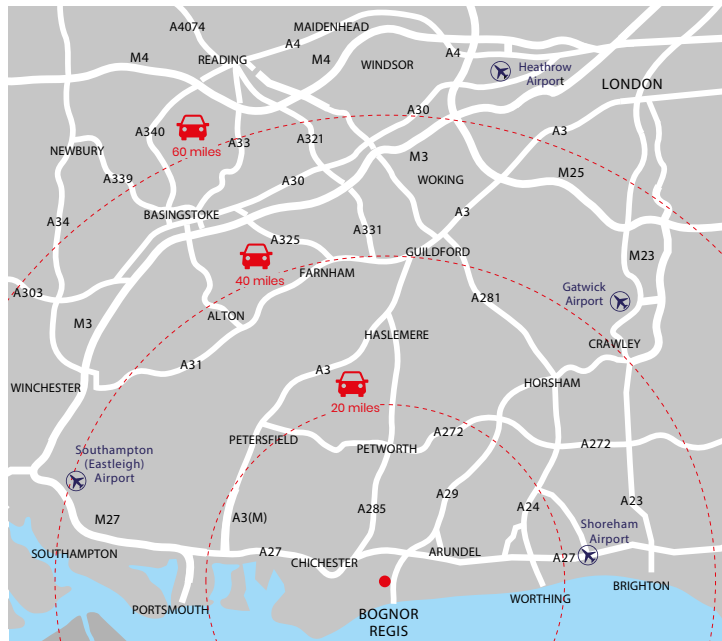
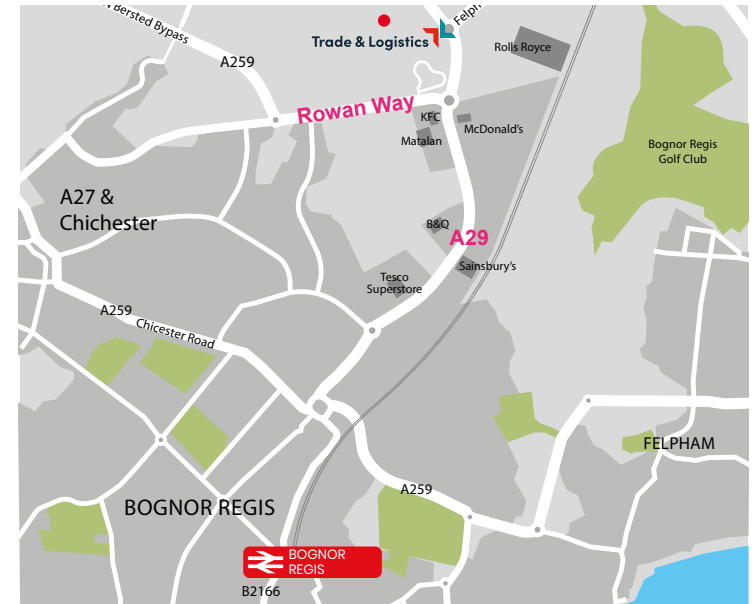
Destination	Miles	Time
Chichester Bypass	6 miles	10 mins
Chichester	7 miles	16 mins
Portsmouth	22 miles	32 mins
Brighton	26 miles	46mins
Portsmouth Docks	26 miles	41 mins
Southampton Docks	37 miles	54 mins
Gatwick via A24	46 miles	59 mins
London	69 miles	114 mins
Heathrow via A3	76 miles	82 mins

Travelling by road

- From the East: M27 and A27
- From the North: M25 and A24
- 45 mins from Portsmouth ferry port

Travelling by rail

Bognor Regis Train Station sits on the LNER line and runs a half hourly service into London Victoria in just 100 minutes.



SatNav

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. April 2023.

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 **PGIM** REAL ESTATE

 **KIER**
A Kier Property development