



SALTBOX  
BUSINESS PARK

PHASE 2

## PRIME COMMERCIAL DEVELOPMENT LAND FOR SALE

UP TO 8.9 ACRES IN TOTAL CAPABLE OF DELIVERING  
A RANGE OF TRADE, INDUSTRIAL & WAREHOUSE UNITS  
FROM 2,500 - 150,000 SQ FT



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SHRIPNEY ROAD | BOGNOR REGIS | PO22 9NW

A development by





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.



### 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.

Practical Completion of the entire Phase 1 of the development including the state of the art Warburtons distribution facility occurred on 3rd August 2021. Meanwhile, the opening of the new Aldi foodstore, the Starbucks and Greggs drive thru's are anticipated for Q3 2021.

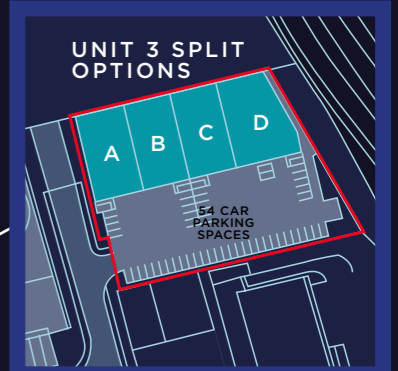
The remaining plots of land benefit from planning consent for B1(c), B2 and B8 uses under the original hybrid planning permission (planning reference BE/135/18/PL).



### THE OPPORTUNITY

Three "oven-ready" serviced development plots to be sold together in a single transaction with benefit of planning consent for B1(c), B2 and B8 uses as follows:

- Plot for unit 1 -** 7.1 acres – Outline Planning Permission for 104,950 sq ft with potential expansion to 150,000 sq ft
- Plot for unit 3 -** 1.2 acres – Outline Planning Permission for 20,500 sq ft
- Plots for units 4-7 -** 0.6 acres – Full Planning Permission for 13,700 sq ft
- Total -** 8.9 acres

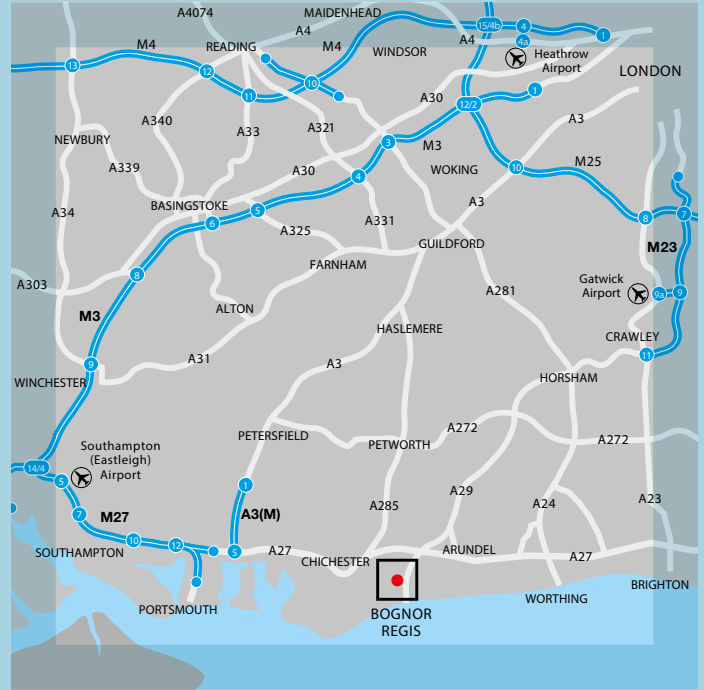




## LOCATION

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

### 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.

## TENURE AND BASIS FOR SALE

The serviced sites are to be sold freehold with vacant possession in a single transaction via Informal Tender.

## DATA ROOM

A data room is available with various technical documents which will assist a purchaser's pre-bid due diligence. For login details, please contact Daniel Olliffe.

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## FURTHER INFORMATION

For further information about the site, the sales process & access to the data-room please contact:



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**HEKTA**