

LAST REMAINING UNIT
PHASE 1 - 2,441 SQ FT



CHICHESTER
BUSINESS PARK
CORONATION WAY PO20 2NY
thechichesterbusinesspark.co.uk

LAST REMAINING UNIT OF PHASE 1
MULTI-LET INDUSTRIAL AND LOGISTICS PARK
2,441 FT² (226.8 M²)





DESCRIPTION

The first phase of development was completed in Q1 2024, and comprises 9 industrial / warehouse units of steel portal frame construction with metal and timber clad elevations beneath a pitched roof.

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

The units have been built to high energy efficiency standards, benefiting from EPC ratings of A.

Externally, the units have the dedicated spaces shown in the schedule of accommodation table and there is also 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 2 - 10.0 M EAVES HEIGHT
PLOT 3 & 4 - 6.2 M EAVES HEIGHT
PLOT 5 - 7.3 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
Plot 4 - 60 kVA
Plot 5 - 115kVA



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	U/O	742.8	7,995	8.2m	9 + 1 D
2	2	LET	742.8	7,995	8.2m	9 + 1 D
3	6	LET	226.4	2,437	6.2m	4
	7	LET	226.6	2,439	6.2m	4
	8		226.8	2,441	6.2m	4
	9	LET	292.2	3,145	6.2m	5
	10	LET	290.1	3,122	6.2m	5
	11	LET	291.1	3,133	6.2m	5
	12	LET	284.3	3,060	6.2m	5

Parking all plots:- Each unit is given rights to park on allocated spaces (spaces not demised) (plans to follow)

All units 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

PLOT	UNIT		SQ M	SQ FT	EAVES HT	PARKING SPACES
2	3		746.9	8,040	10.0m	D
	4		772.0	8,310	10.0m	D
	5		772.0	8,310	10.0m	
4	13		949.0	10,215	7.3m	9 + 1 D
	14		949.0	10,215	7.3m	9 + 1 D



LOCATION

The units comprise Phase 1 of the new development which has been constructed 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 ft² to 27,180 ft² (825 m² – 2,525 m²).

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
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TENURE

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

AVAILABILITY

'Phase 1' is available for immediate occupation following practical completion in Q1 2024.

VAT

VAT is applicable at the prevailing rate.

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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.
April 2025