

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
- Units available in August 2026

[tradeandlogistics.co.uk](https://tradeandlogistics.co.uk)

Construction  
underway

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# 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.



# At the heart of the Commercial Enterprise Zone



Wickes

Sainsbury's

TESCO

A29

M&S  
SIMPLY  
FOOD

B&Q

SCREWFIX

bm

MATALAN

home  
bargains

halfords

McDonald's

halfords

ROLLS  
ROYCE

KwikFit

amazon

CITY  
PLUMBING

KFC

A259

LIDL

A29

ROSS  
SOLINGERS  
MOTOR GROUP

GREGGS

Starbucks

ALDI

Warburton's

A259

A29

# Accommodation

Click to review units in more detail:

[Unit 1](#)

[Unit 3](#)

[Unit 16](#)













[Units 5, 7, 9 & 11](#)

[Units 8, 10, 12 & 14](#)




 Logistics City Units

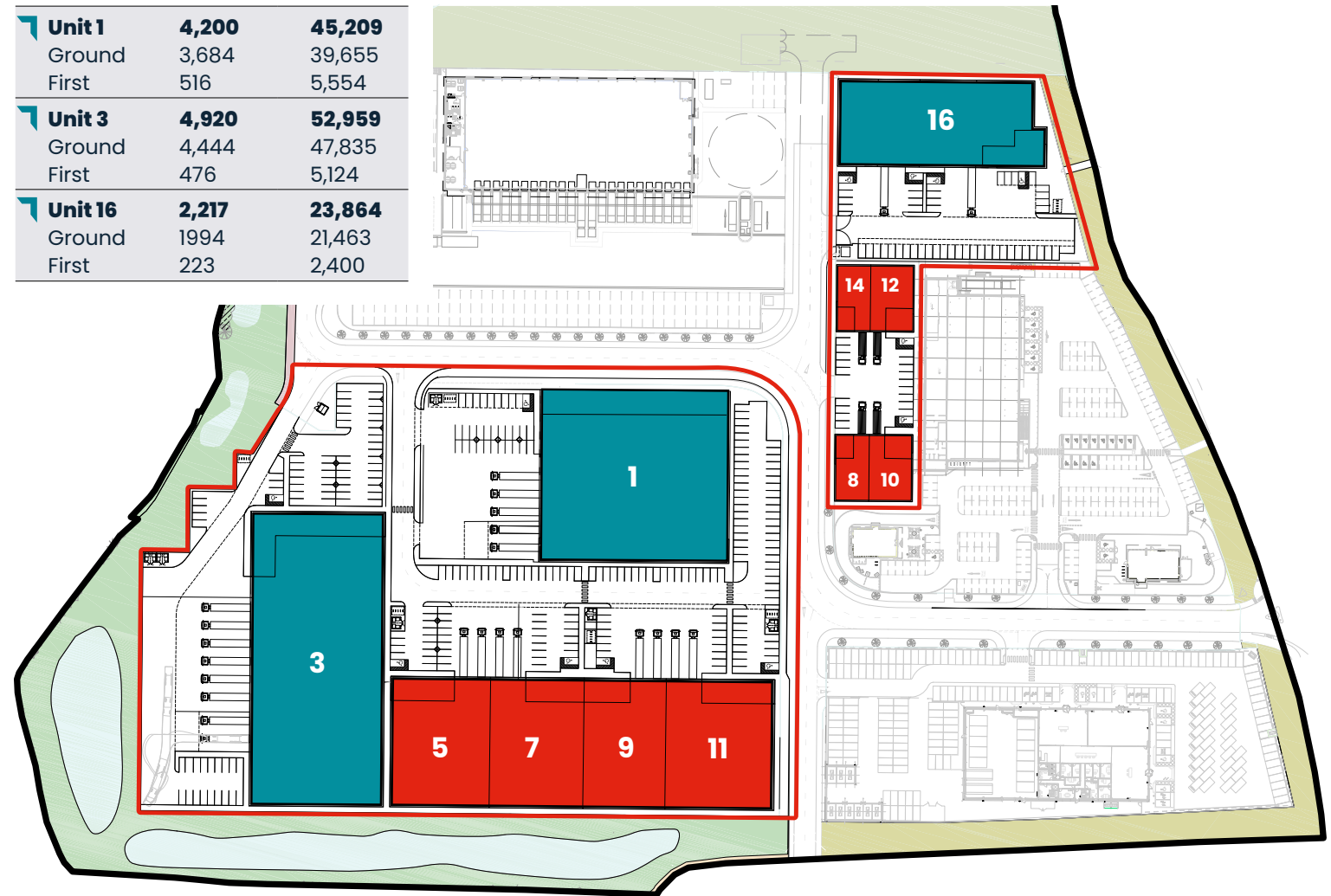
 Trade City Units

## Trade City

	Sq m	Sq ft
 <b>Unit 5</b>	<b>1,637</b>	<b>17,621</b>
Ground	1,463	15,748
First	174	1,873
 <b>Unit 7</b>	<b>1,565</b>	<b>16,846</b>
Ground	1,402	15,091
First	163	1,755
 <b>Unit 5 &amp; 7</b>	<b>34,467</b>	
 <b>Unit 9</b>	<b>1,298</b>	<b>13,972</b>
Ground	1,183	12,734
First	115	1,238
 <b>Unit 11</b>	<b>1,794</b>	<b>19,311</b>
Ground	1,595	17,169
First	199	2,142
 <b>Unit 9 &amp; 11</b>	<b>33,283</b>	
 <b>Unit 8</b>	<b>324</b>	<b>3,488</b>
Ground	270	2,906
First	54	581
 <b>Unit 10</b>	<b>383</b>	<b>4,123</b>
Ground	317	3,412
First	66	710
 <b>Unit 8 &amp; 10</b>	<b>7,611</b>	
 <b>Unit 12</b>	<b>383</b>	<b>4,123</b>
Ground	317	3,412
First	66	710
 <b>Unit 14</b>	<b>324</b>	<b>3,488</b>
Ground	270	2,906
First	54	581
 <b>Unit 12 &amp; 14</b>	<b>7,611</b>	

## Logistics City

	Sq m	Sq ft
 <b>Unit 1</b>	<b>4,200</b>	<b>45,209</b>
Ground	3,684	39,655
First	516	5,554
 <b>Unit 3</b>	<b>4,920</b>	<b>52,959</b>
Ground	4,444	47,835
First	476	5,124
 <b>Unit 16</b>	<b>2,217</b>	<b>23,864</b>
Ground	1,994	21,463
First	223	2,400



Approx. GEA areas. Units can be combined

# Under Construction: Available August 2026



# 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 16),  
10m (Units 1 & 3)  
Clear eaves height



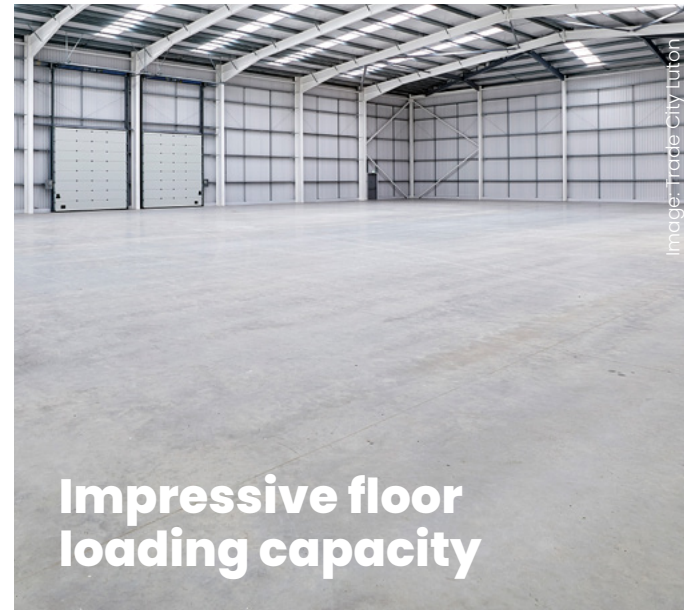
Double glazed  
windows with  
anti-glare



Steel insulated  
cladding and  
steel roof



Targeting BREEAM  
rating Excellent



**High  
quality  
finish**  
With steel roof



# Unit 1

	Sq m	Sq ft
<b>Unit 1</b>	<b>4,200</b>	<b>45,209</b>
Ground	3,684	39,655
First	516	5,554



Floor loading  
50kN sq m



Electric loading  
doors



10m clear  
eaves height



39 metre yard



Fibre  
broadband



High quality  
exterior finish



Dedicated  
car Parking



Target EPC  
Rating - A

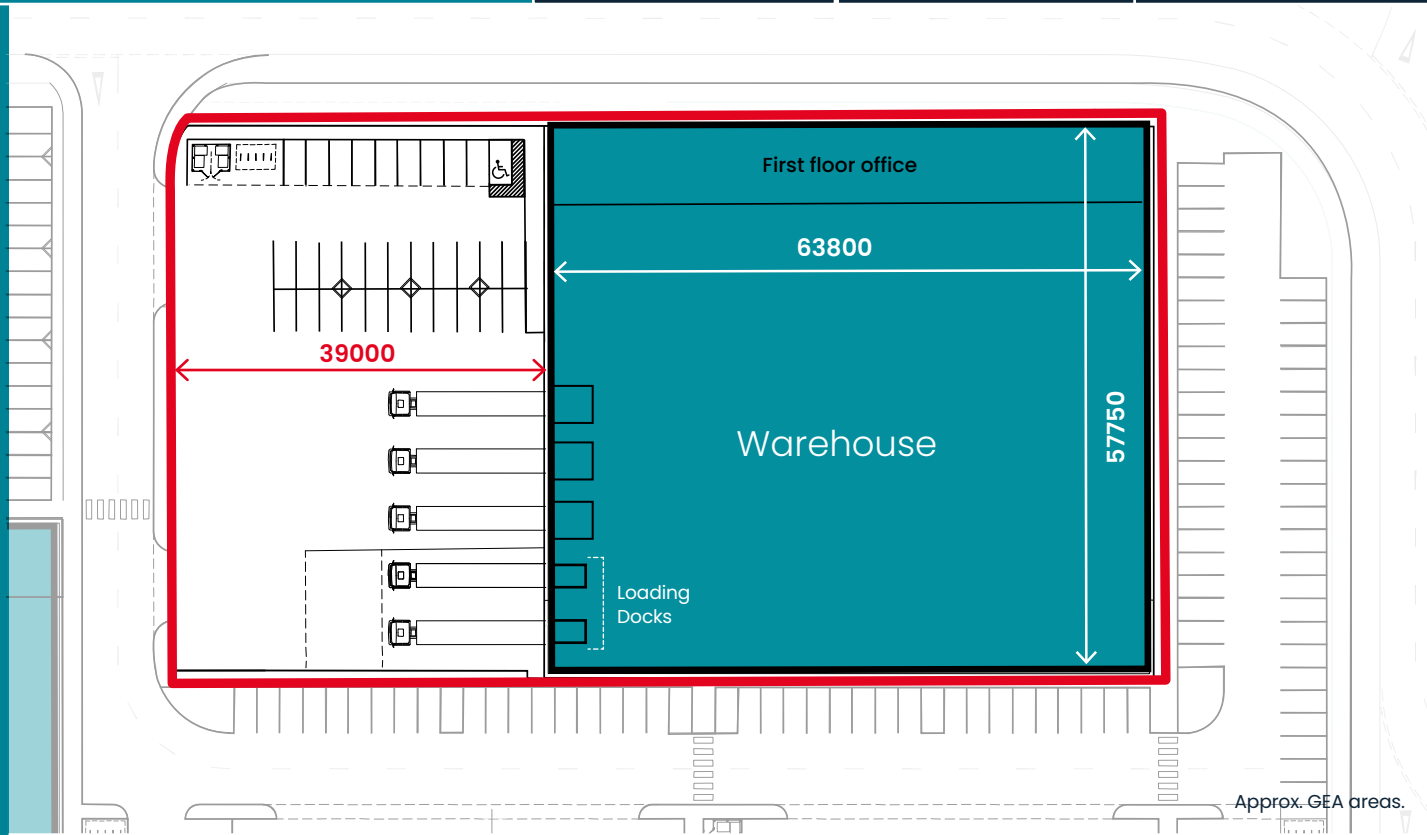


Targeting BREEAM  
rating Excellent

Click to review each unit in more detail

[Unit 1](#) [Unit 3](#) [Unit 16](#)

[Unit 5, 7, 9 & 11](#) [Unit 8, 10, 12 & 14](#)



# Unit 3

	Sq m	Sq ft
<b>Unit 3</b>	<b>4,920</b>	<b>52,959</b>
Ground	4,444	47,835
First	476	5,124



Floor loading  
50kN sq m



Electric loading  
doors



10m clear  
eaves height



36 metre yard



Fibre  
broadband



High quality  
exterior finish



Dedicated  
car Parking



Target EPC  
Rating - A

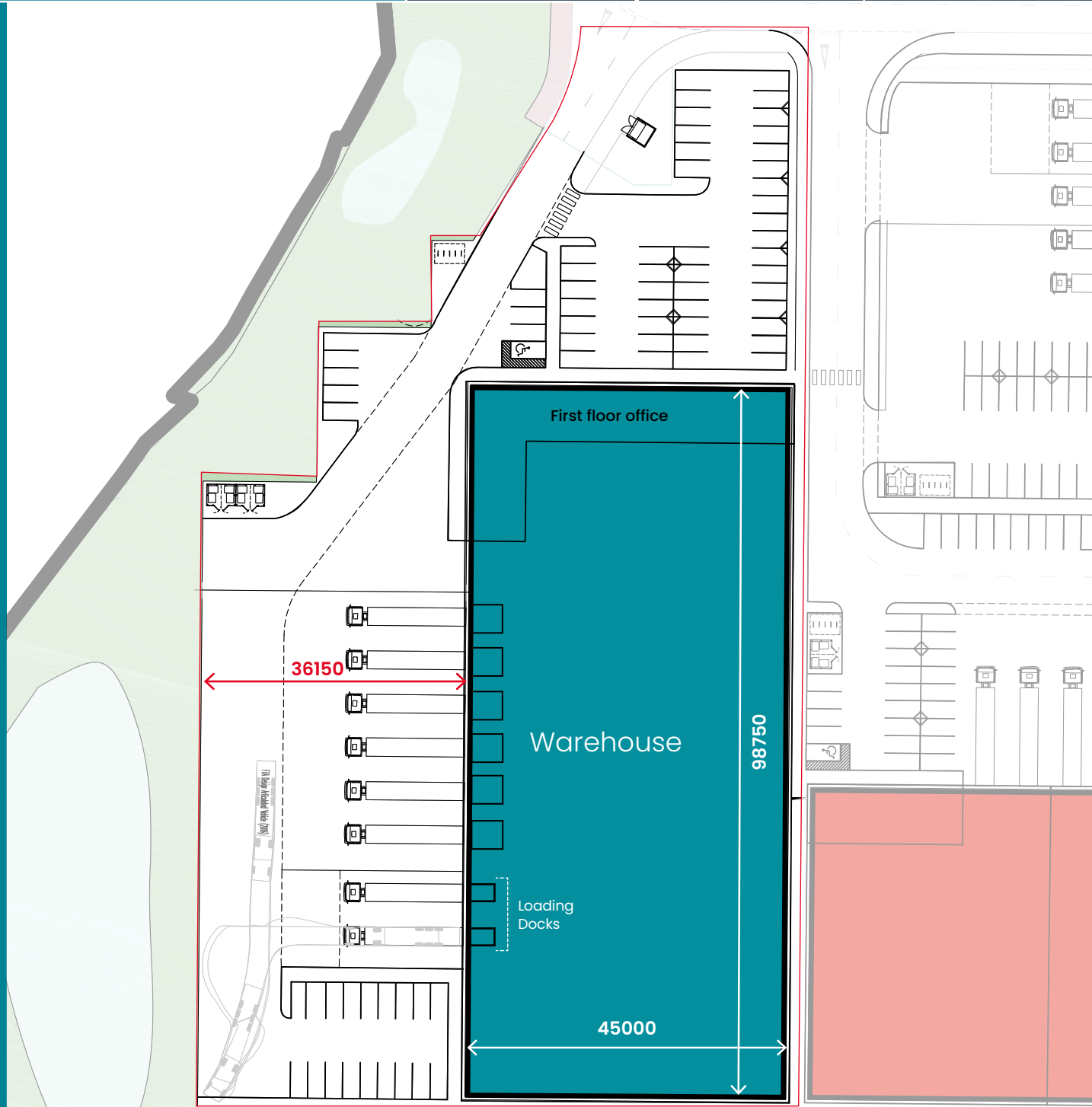


Targeting BREEAM  
rating Excellent

Click to review each unit in more detail

[Unit 1](#) [Unit 3](#) [Unit 16](#)

[Unit 5, 7, 9 & 11](#) [Unit 8, 10, 12 & 14](#)



# Unit 16

	Sq m	Sq ft
<b>Unit 16</b>	<b>2,217</b>	<b>23,864</b>
Ground	1,994	21,463
First	223	2,400



Floor loading  
50kN sq m



Electric loading  
doors



8m clear  
eaves height



24 metre yard



Fibre  
broadband



High quality  
exterior finish



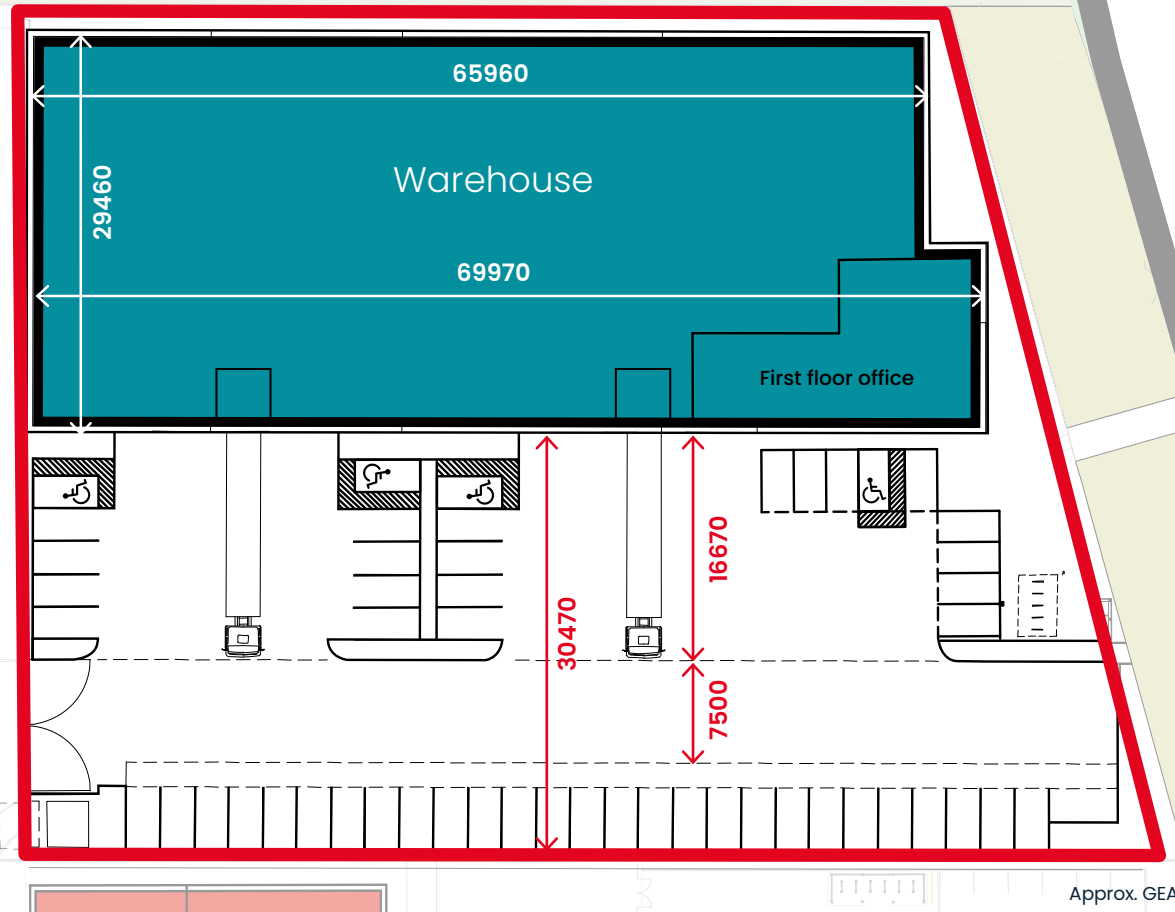
Dedicated  
car Parking



Target EPC  
Rating - A



Targeting BREEAM  
rating Excellent



Approx. GEA areas.

Click to review each unit in more detail

[Unit 1](#)

[Unit 3](#)

[Unit 16](#)

[Unit 5, 7, 9 & 11](#)

[Unit 8, 10, 12 & 14](#)



# Trade City

## 3,488 – 19,311 sq ft

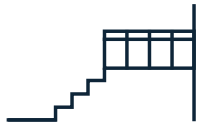
Trade City Bognor Regis offers 8 quality flexible industrial/warehouse units built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity, our units are built for your business.



Floor loading  
37.5kN sq m



Electric loading  
doors



Mezzanine  
Grade A offices



Entrance  
canopy



Units can be  
combined  
Units 8-11



Fibre  
broadband



High quality  
exterior finish



7m (Units 8, 10, 12 & 14),  
8m (Units 5, 7, 9 & 11)  
Clear eaves height



Double glazed  
windows with  
anti-glare



Steel insulated  
cladding and  
steel roof



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



Image: Trade City Luton

### Built for your business

### Grade A offices

With comfort  
cooling as  
standard



Image: Trade City Luton

# Units 5, 7, 9 & 11



Floor loading  
37.5kN sq m



Electric loading  
doors



8m clear  
eaves height



25 metre yard



Fibre  
broadband



High quality  
exterior finish



Dedicated  
car Parking



Target EPC  
Rating - A



Targeting BREEAM  
rating Excellent



Click to review each unit in more detail

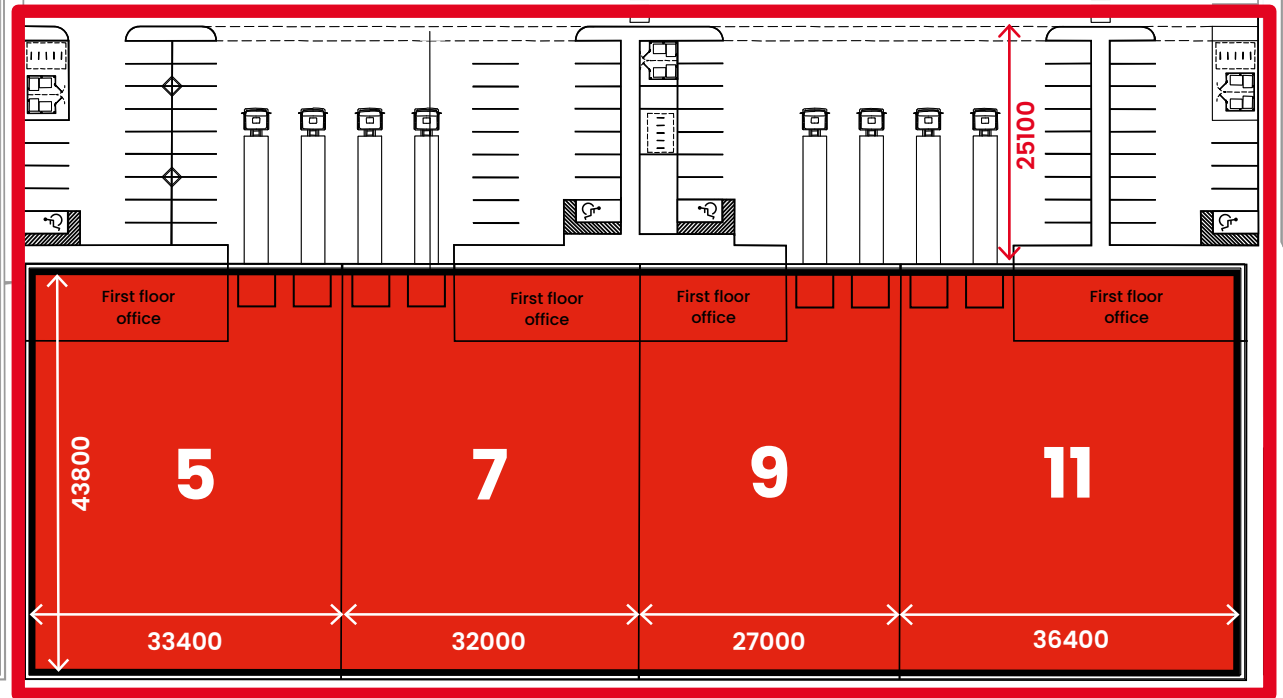
[Unit 1](#)

[Unit 3](#)

[Unit 16](#)

[Unit 5, 7, 9 & 11](#)

[Unit 8, 10, 12 & 14](#)



Approx. GEA areas.

	Sq m	Sq ft		Sq m	Sq ft
<b>Unit 5</b>	<b>1,637</b>	<b>17,621</b>	<b>Unit 9</b>	<b>1,298</b>	<b>13,972</b>
Ground	1,463	15,748	Ground	1,183	12,734
First	174	1,873	First	115	1,238
<b>Unit 7</b>	<b>1,565</b>	<b>16,846</b>	<b>Unit 11</b>	<b>1,794</b>	<b>19,311</b>
Ground	1,402	15,091	Ground	1,595	17,169
First	163	1,755	First	199	2,142
<b>Unit 5 &amp; 7</b>		<b>34,467</b>	<b>Unit 9 &amp; 11</b>		<b>33,283</b>

# Units 8, 10, 12 & 14



Floor loading  
37.5kN sq m



Electric loading  
doors



7m clear  
eaves height



17 metre yard



Fibre  
broadband



High quality  
exterior finish



Dedicated  
car Parking



Target EPC  
Rating - A



Targeting BREEAM  
rating Very Good



Click to review each unit in more detail

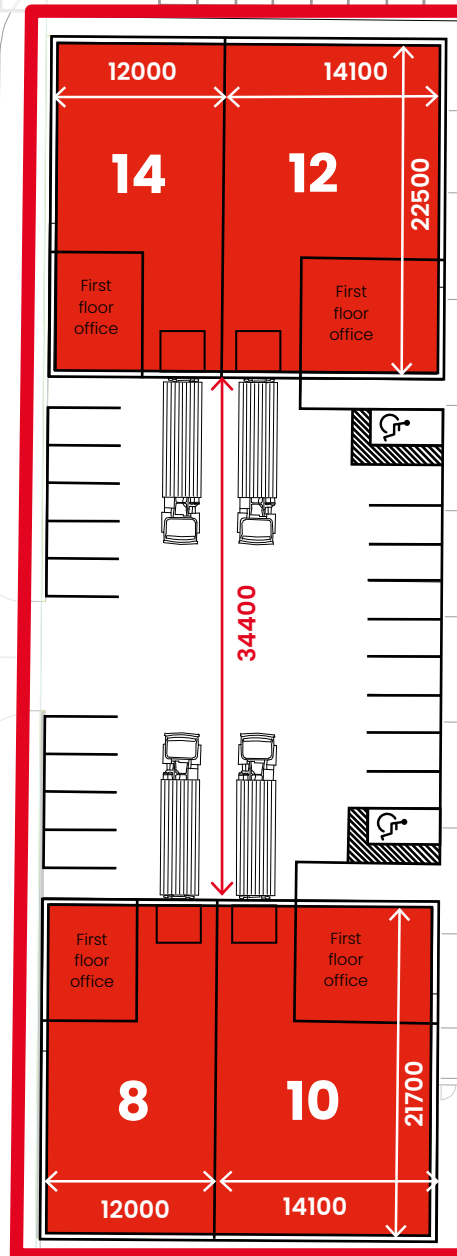
[Unit 1](#)

[Unit 3](#)

[Unit 16](#)

[Unit 5, 7, 9 & 11](#)

[Unit 8, 10, 12 & 14](#)



	Sq m	Sq ft
<b>Unit 12</b>	<b>383</b>	<b>4,123</b>
Ground	317	3,412
First	66	710
<b>Unit 14</b>	<b>324</b>	<b>3,488</b>
Ground	270	2,906
First	54	581
<b>Unit 12 &amp; 14</b>		<b>7,611</b>

<b>Unit 8</b>	<b>324</b>	<b>3,488</b>
Ground	270	2,906
First	54	581
<b>Unit 10</b>	<b>383</b>	<b>4,123</b>
Ground	317	3,412
First	66	710
<b>Unit 8 &amp; 10</b>		<b>7,611</b>



Approx. GEA areas.

# Sustainability

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-user costs.



Target BREEAM rating Very Good and Excellent



Solar PV panels



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**

# Location

## Travelling by road

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

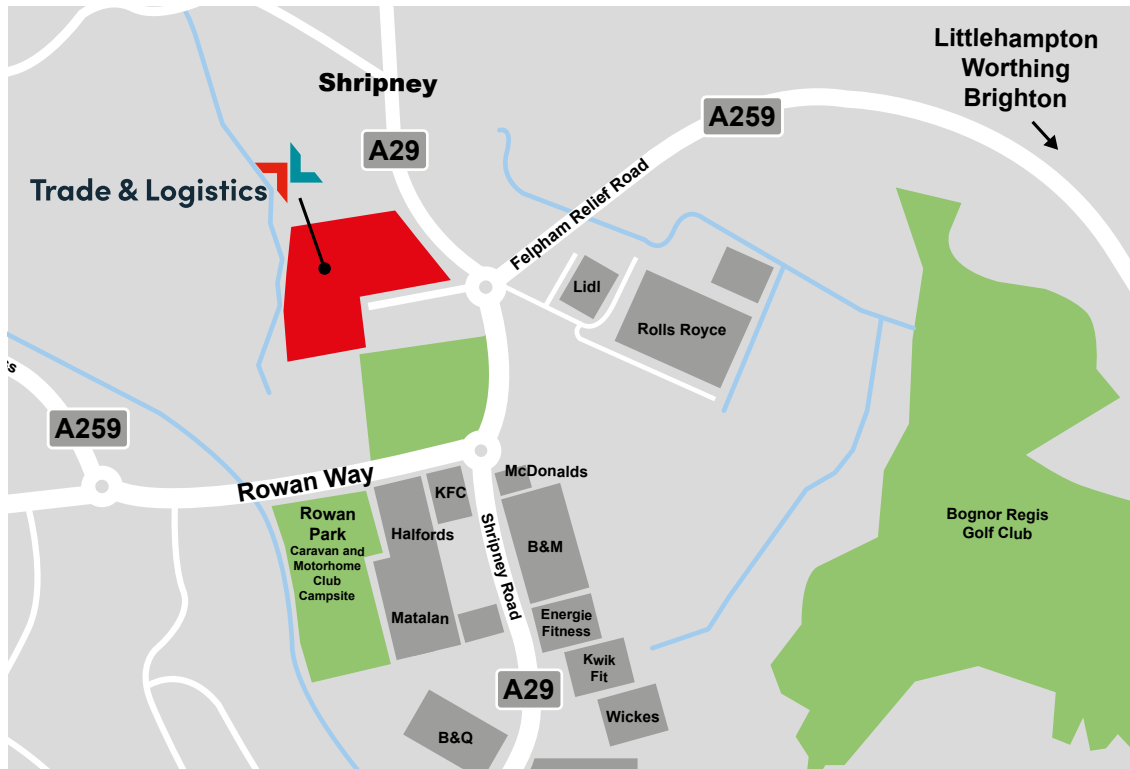
## Travelling by rail

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

**what3words**  
/// voter.pure.shares

## SatNav

Saltbox Business  
Park Shripney Road  
Bognor Regis  
PO22 9NW



# Travel Times

## HGV (Drive times)

Destination	Miles	Time
<b>A3 (M) Jct 5</b>	18	25 mins
<b>M27 Jct 12</b>	21	32 mins
<b>Worthing</b>	16	25 mins
<b>Worthing</b>	16	25 mins
<b>Crawley</b>	38	58 mins
<b>M23 Jct 11</b>	37	55 mins
<b>Guildford</b>	37	1 hr 08 mins
<b>M3 Jct 14</b>	40	47 mins
<b>M25 Jct 17</b>	50	1 hr 10 mins

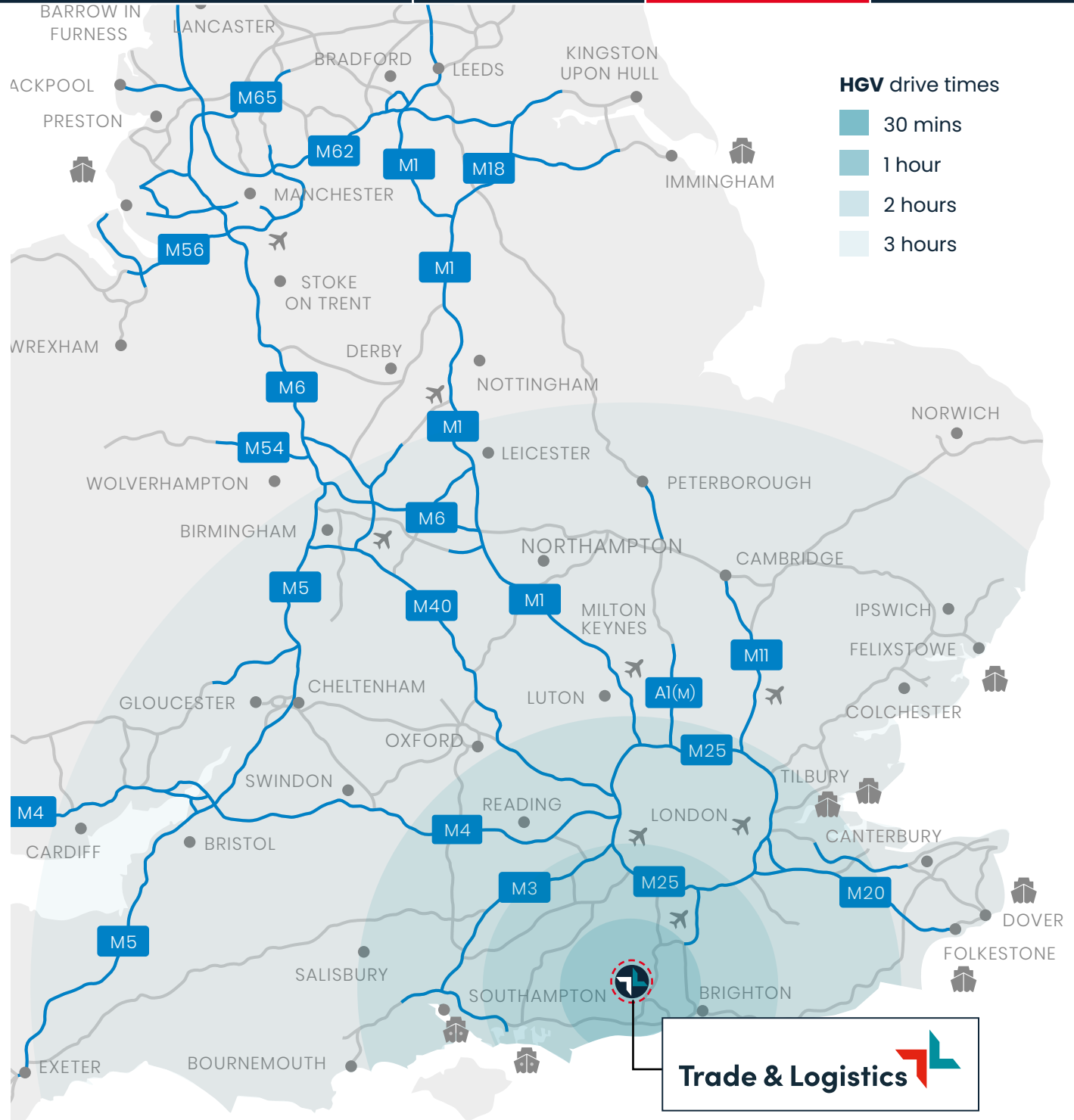
## Ports (by HGV)

<b>Portsmouth Docks</b>	24	32 mins
<b>Southampton Docks</b>	38	53 mins
<b>Folkestone</b>	114	2 hrs 14 mins
<b>Dover</b>	120	2 hrs 19 mins

## Airports (by HGV)

<b>Gatwick</b>	44	1 hr 02 mins
<b>Heathrow</b>	58	1 hr 32 mins
<b>Southampton</b>	39	53 mins

\*All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (March 2026).

**Trade & Logistics**



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**CERVIDAE**

**KIER**

A Kier Property development