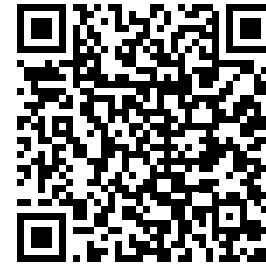




Trade & Logistics



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 from October 2026

tradeandlogistics.co.uk

**Construction
underway**

///voter.pure.shares



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



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

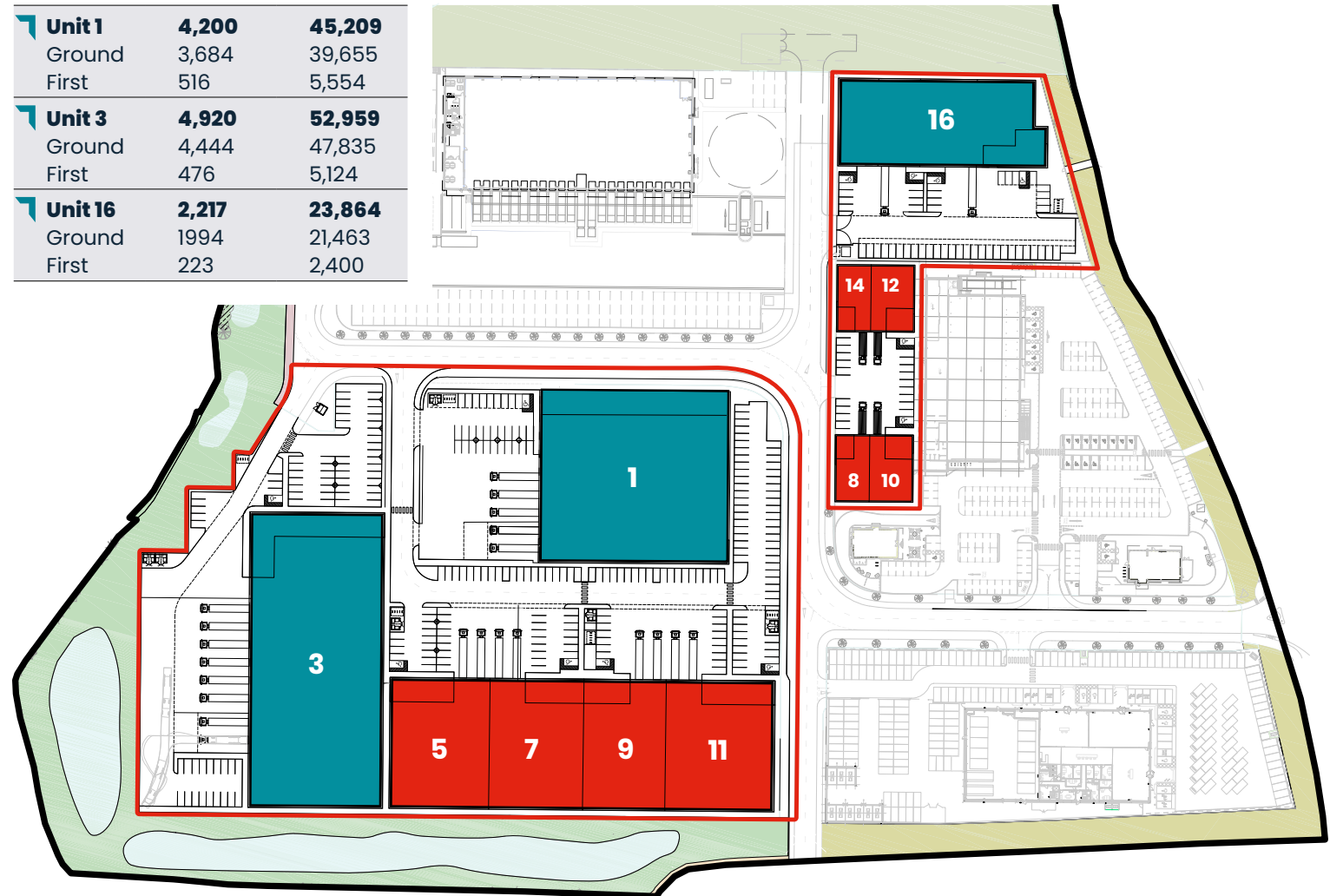
 Trade City Units

Trade City

	Sq m	Sq ft
 Unit 5	1,637	17,621
Ground	1,463	15,748
First	174	1,873
 Unit 7	1,565	16,846
Ground	1,402	15,091
First	163	1,755
 Unit 5 & 7	3,202	34,467
 Unit 9	1,298	13,972
Ground	1,183	12,734
First	115	1,238
 Unit 11	1,794	19,311
Ground	1,595	17,169
First	199	2,142
 Unit 9 & 11	3,092	33,283
 Unit 8	324	3,488
Ground	270	2,906
First	54	581
 Unit 10	383	4,123
Ground	317	3,412
First	66	710
 Unit 8 & 10	707	7,611
 Unit 12	383	4,123
Ground	317	3,412
First	66	710
 Unit 14	324	3,488
Ground	270	2,906
First	54	581
 Unit 12 & 14	707	7,611

Logistics City

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



Approx. GEA areas. Units can be combined

Under Construction: Available October 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
(formerly B1c) use



Fibre
broadband



High quality
exterior finish



8m (Unit 16),
10m (Units 1 & 3)
Clear eaves height



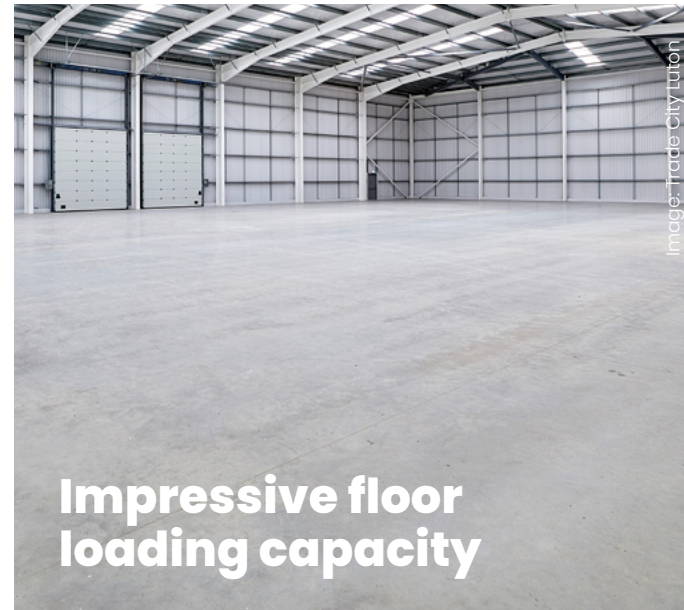
Double glazed
windows with
anti-glare



Steel insulated
cladding and
steel roof



Targeting BREEAM
rating Excellent



**High
quality
finish**
With steel roof



Unit 1

	Sq m	Sq ft
Unit 1	4,200	45,209
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

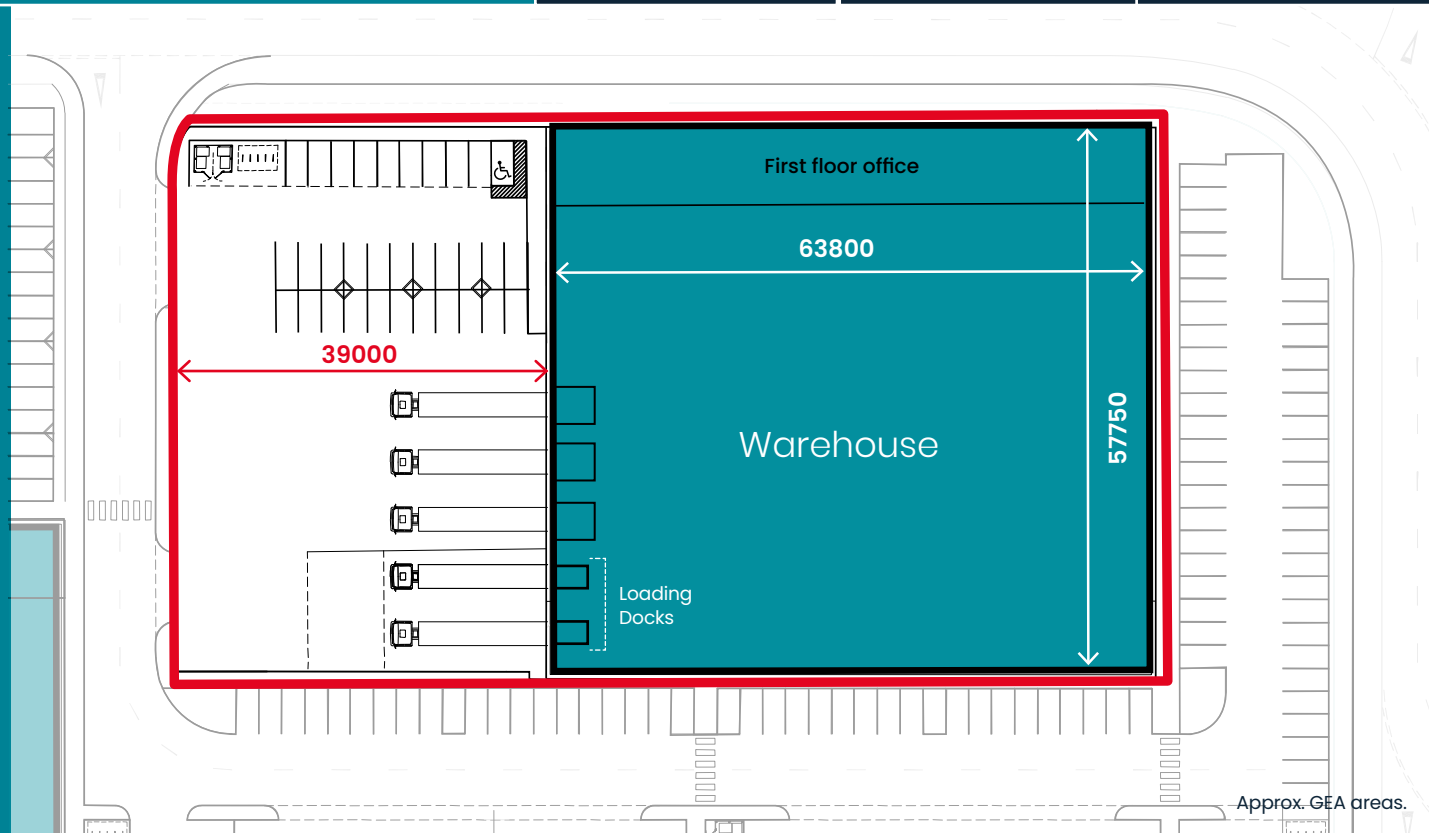


Targeting BREEAM
rating Excellent

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
Unit 3	4,920	52,959
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

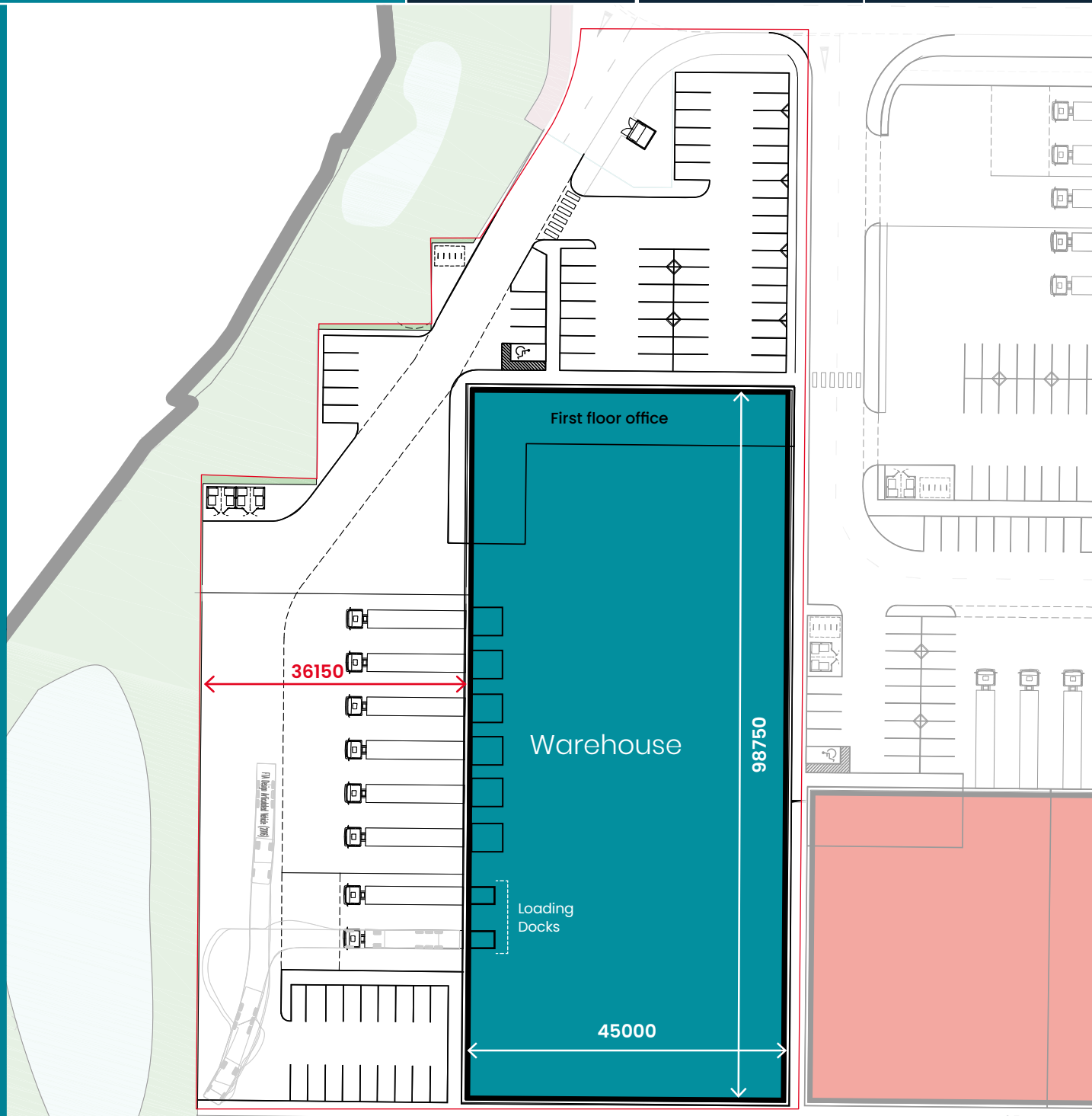


Targeting BREEAM
rating Excellent

Click to review each unit in more detail

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

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



Approx. GEA areas.

Unit 16

	Sq m	Sq ft
Unit 16	2,217	23,864
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



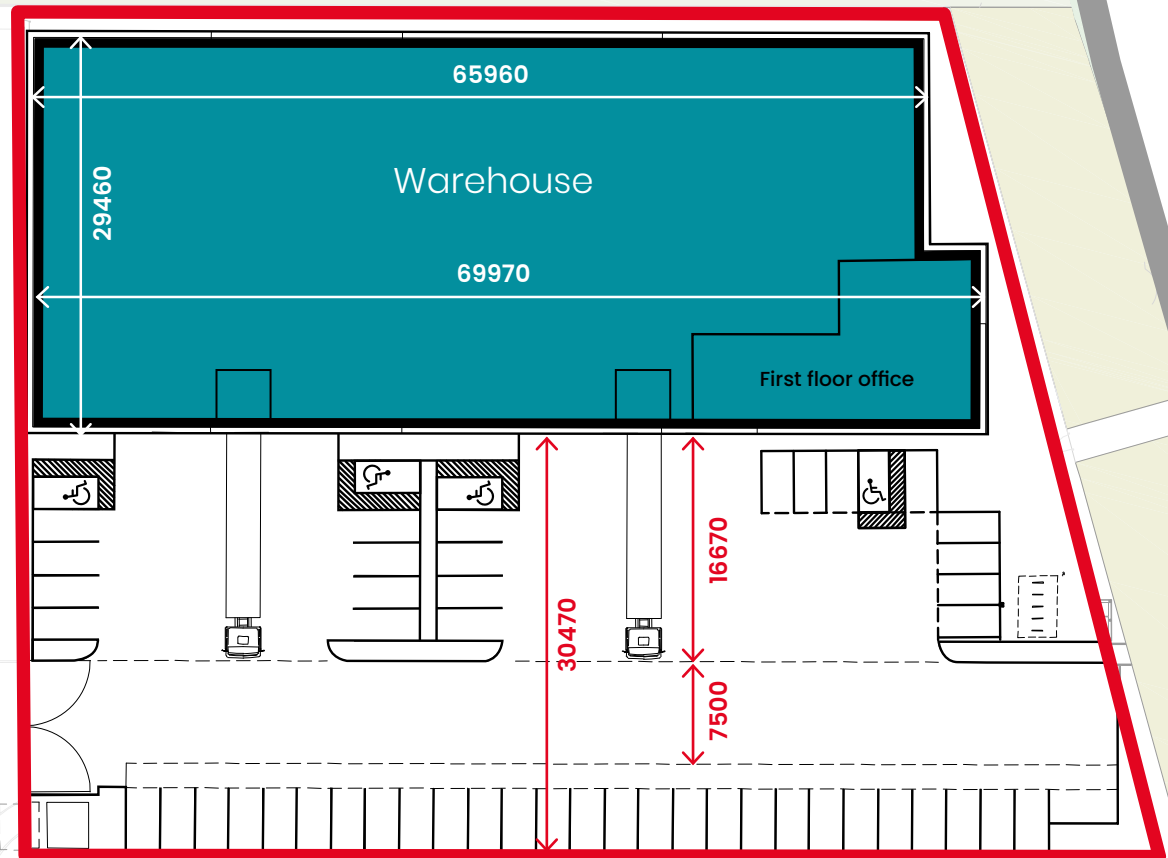
Targeting BREEAM
rating Excellent

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.



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
(formerly B1c) use



Grade A offices

With comfort
cooling as
standard



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

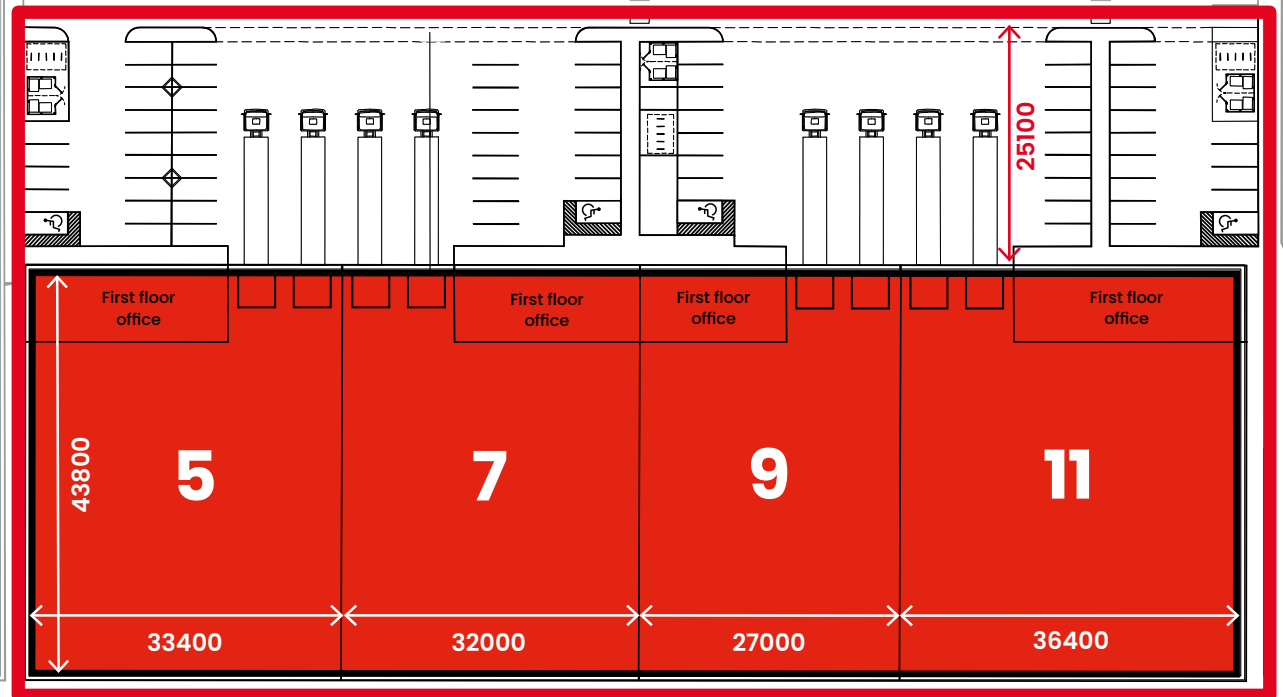
[Unit 1](#)

[Unit 3](#)

[Unit 16](#)

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

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



Approx. GEA areas.

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

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

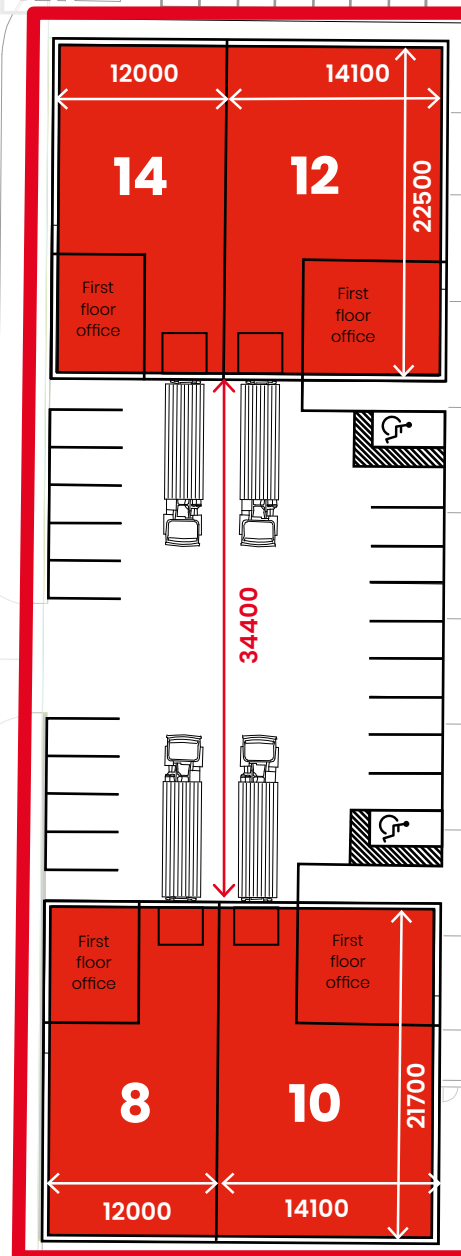
[Unit 1](#)

[Unit 3](#)

[Unit 16](#)

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

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



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

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



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

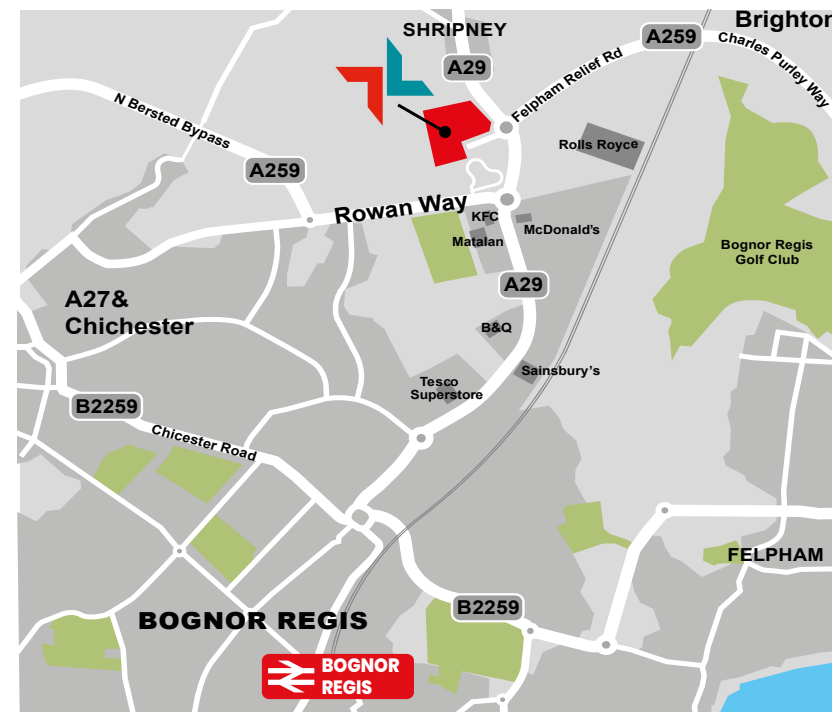
Bognor Regis Train Station sits on the LNER line and runs a half hourly service into London Victoria in just 100 minutes.

what3words

/// voter.pure.shares

SatNav

Saltbox Business
Park Shripney Road
Bognor Regis
PO22 9NW



Travel Times

HGV (Drive times)

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

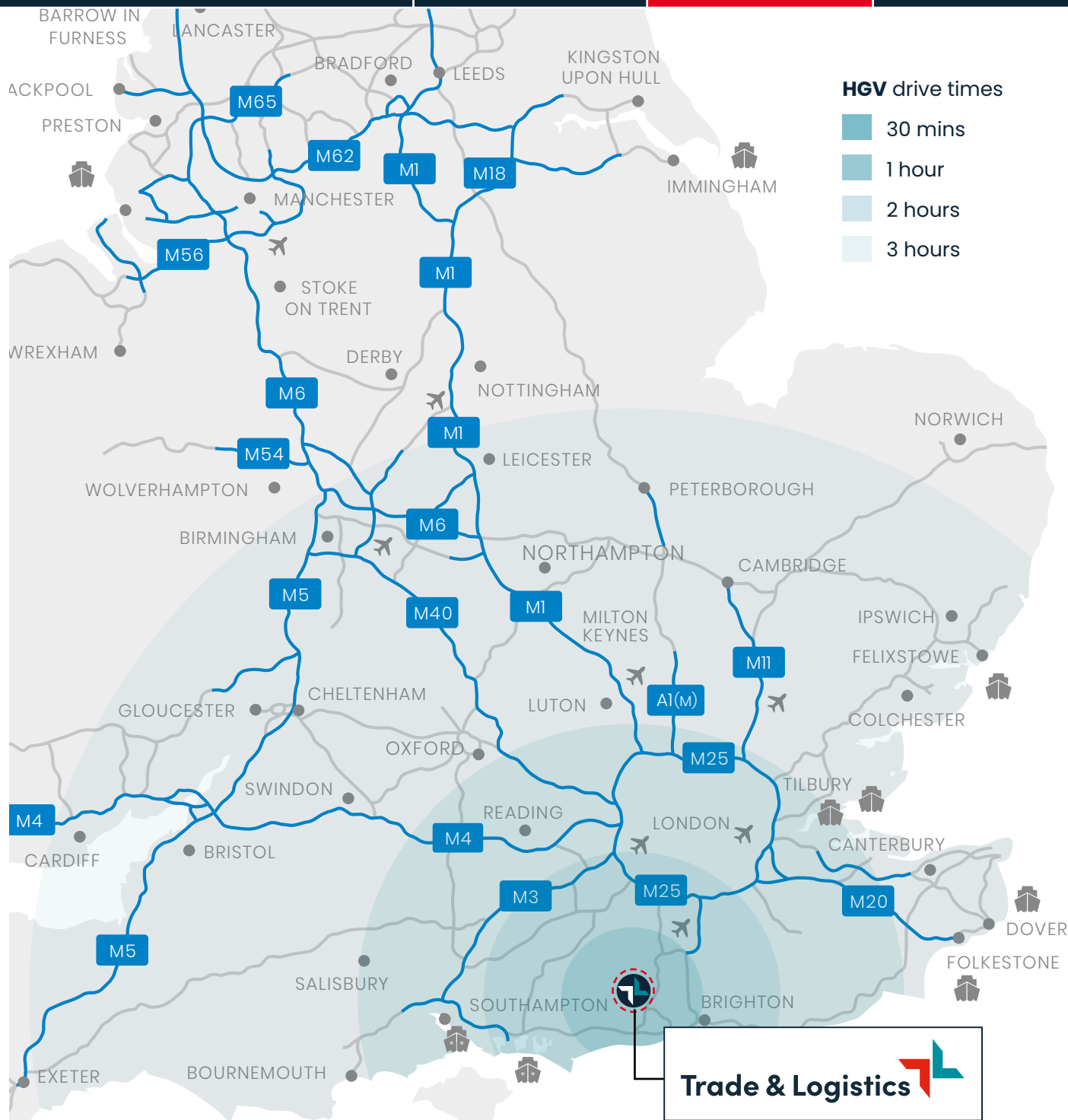
Ports (by HGV)

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

Airports (by HGV)

Gatwick	44	1 hr 02 mins
Heathrow	58	1 hr 32 mins
Southampton	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 (August 2026).

Trade & Logistics

tradeandlogistics.co.uk

CERVIDAE

 **KIER**
A Kier Property development