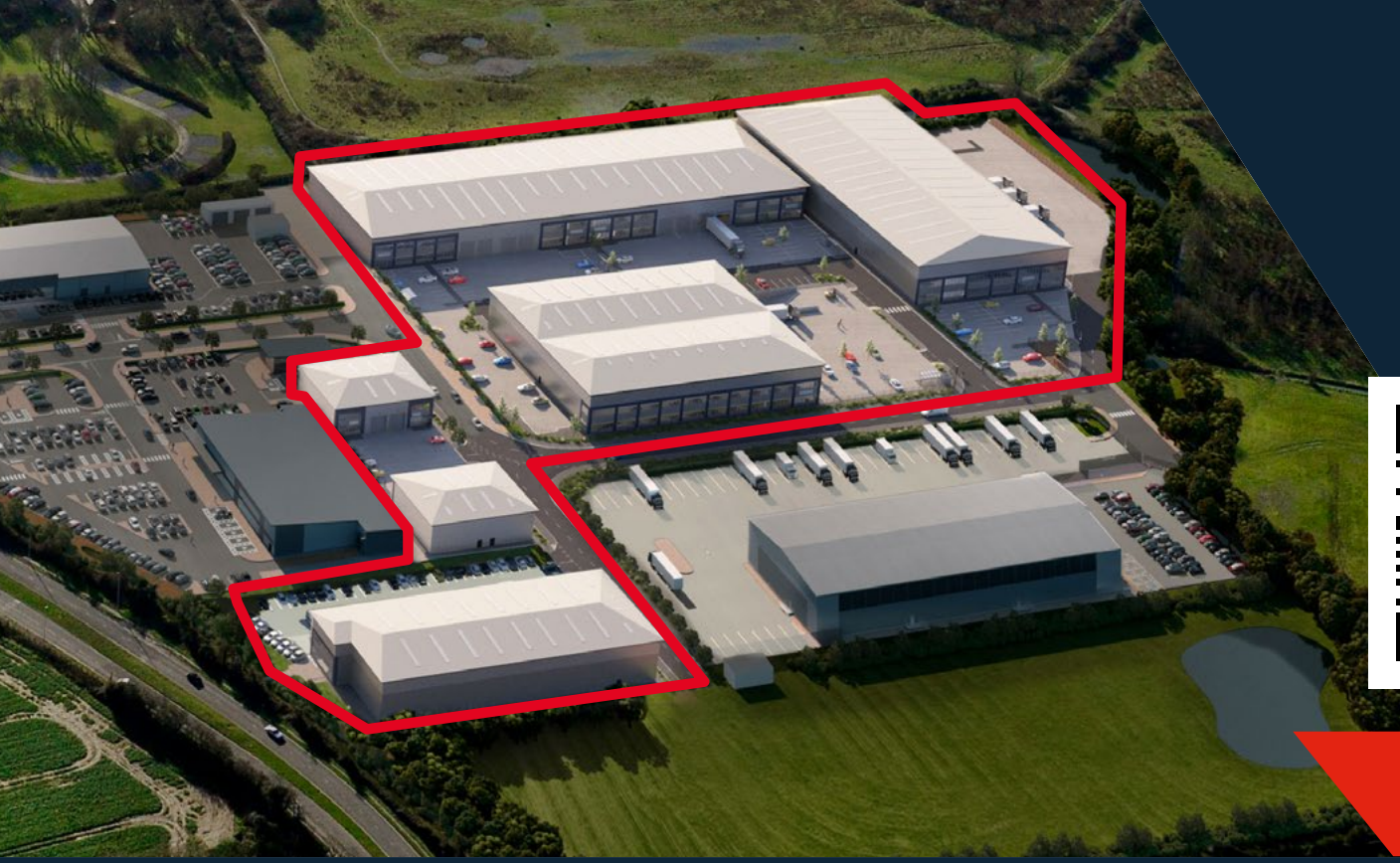


Trade & Logistics

Saltbox Business Park

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

- 11 new logistics & trade counter units
- 3,497 - 52,986 sq ft
- Units available from October 2026

PRACTICAL COMPLETION OCTOBER 2026

///linked.total.data

tradeandlogistics.co.uk

KIER

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
Sainsbury's
TESCO
M&S SIMPLY FOOD
A29
Wickes
B&Q
SCREWFIX
b&m
MATALAN
ROLLS ROYCE
halfords
home bargains
KwikFit
halfords
amazon
KFC
CITY PLUMBING
A259
LIDL
A29
GREGGS
ALDI
Warburtons
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

Trade City

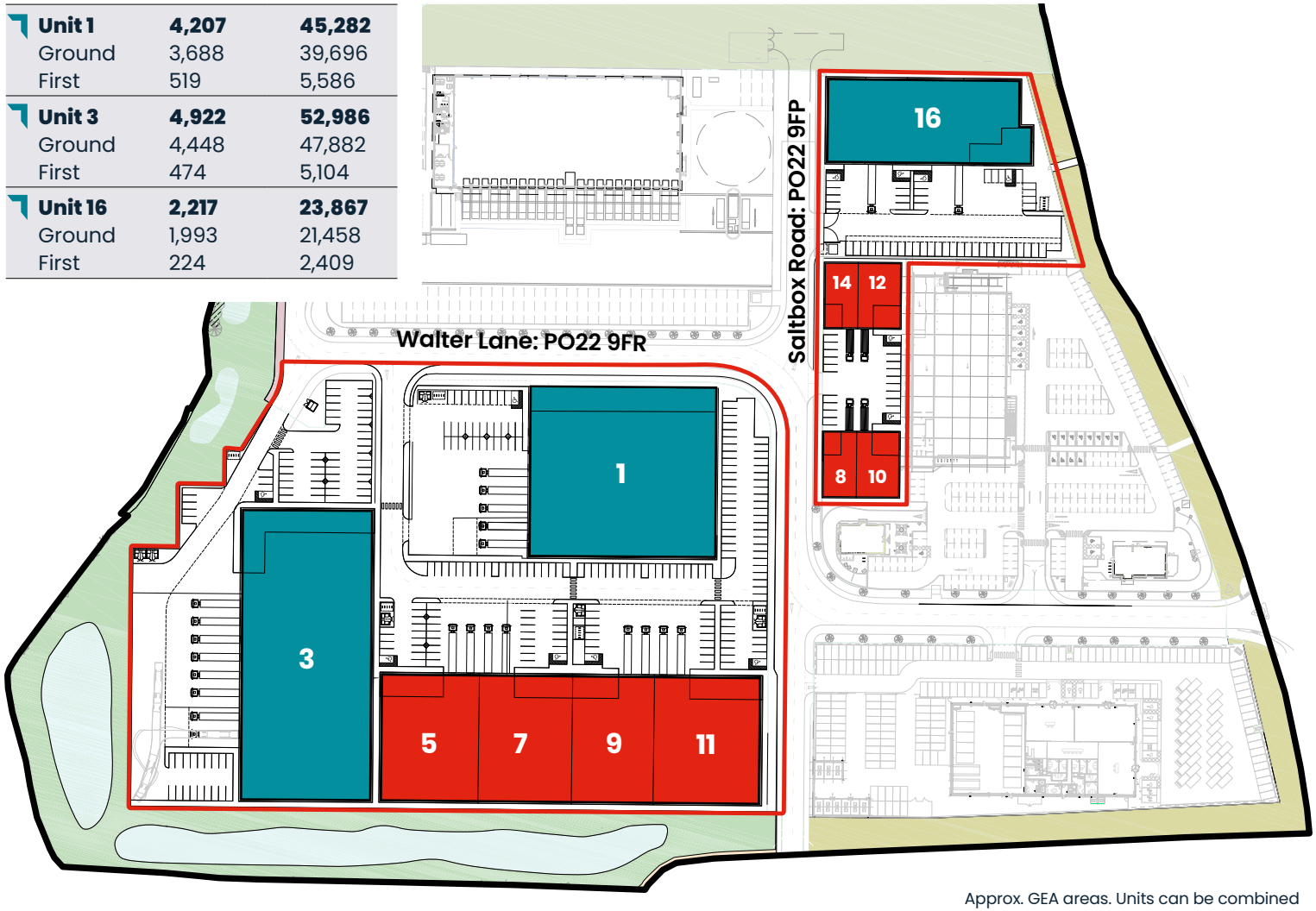
	Sq m	Sq ft
Unit 5	**1,639**	**17,638**
Ground	1,464	15,754
First	175	1,883
Unit 7	**1,565**	**16,847**
Ground	1,402	15,095
First	163	1,752
Unit 5 & 7	**3,204**	**34,485**
Unit 9	**1,298**	**13,979**
Ground	1,183	12,738
First	115	1,241
Unit 11	**1,795**	**19,324**
Ground	1,596	17,180
First	199	2,144
Unit 9 & 11	**3,093**	**33,303**
Unit 8	**325**	**3,503**
Ground	271	2,918
First	54	585
Unit 10	**387**	**4,163**
Ground	318	3,425
First	69	738
Unit 8 & 10	**712**	**7,666**
Unit 12	**386**	**4,154**
Ground	318	3,421
First	68	733
Unit 14	**325**	**3,497**
Ground	271	2,913
First	54	584
Unit 12 & 14	**711**	**7,651**

Logistics City

	Sq m	Sq ft
Unit 1	**4,207**	**45,282**
Ground	3,688	39,696
First	519	5,586
Unit 3	**4,922**	**52,986**
Ground	4,448	47,882
First	474	5,104
Unit 16	**2,217**	**23,867**
Ground	1,993	21,458
First	224	2,409

Logistics City Units

Trade City Units



Approx. GEA areas. Units can be combined

Available October 2026









Logistics City

23,867 – 52,986 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

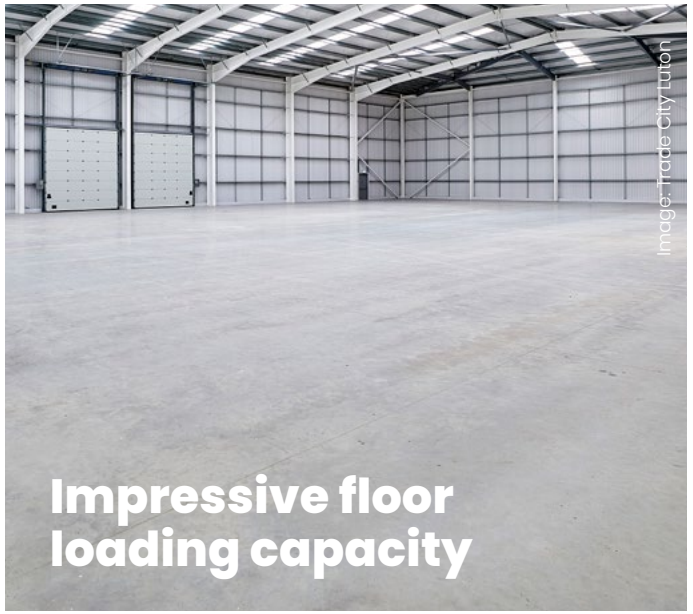


Image: Trade City Luton

High quality finish

With steel roof

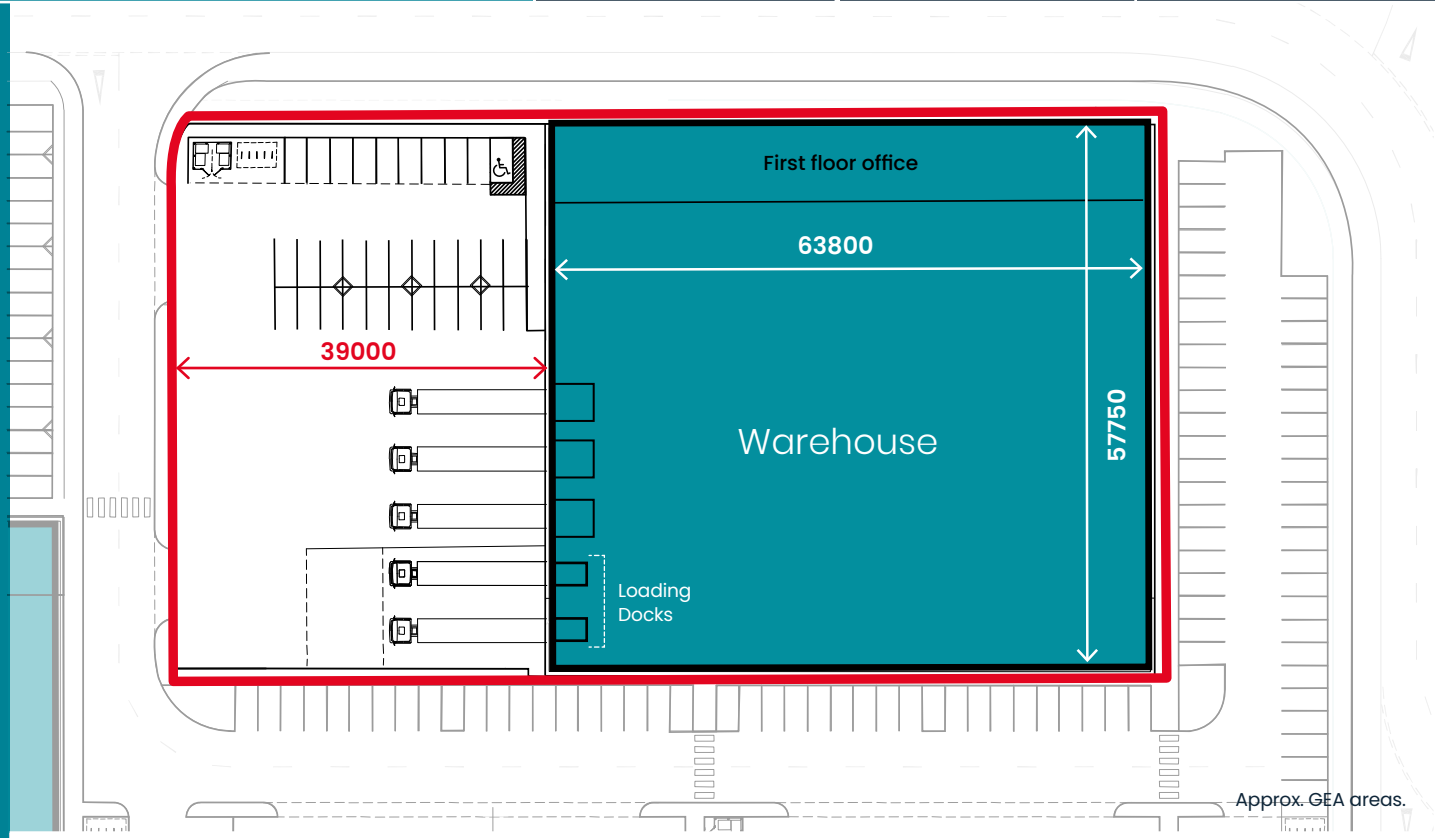


Image: Trade City Luton

Unit 1

	Sq m	Sq ft
Unit 1	**4,207**	**45,282**
Ground	3,688	39,696
First	519	5,586

- 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



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**

Unit 3

	Sq m	Sq ft
Unit 3	**4,922**	**52,986**
Ground	4,448	47,882
First	474	5,104

Floor loading 50kN sq m

Electric loading doors

10m clear eaves height

36 metre yard

Fibre broadband

High quality exterior finish

Dedicated car Parking

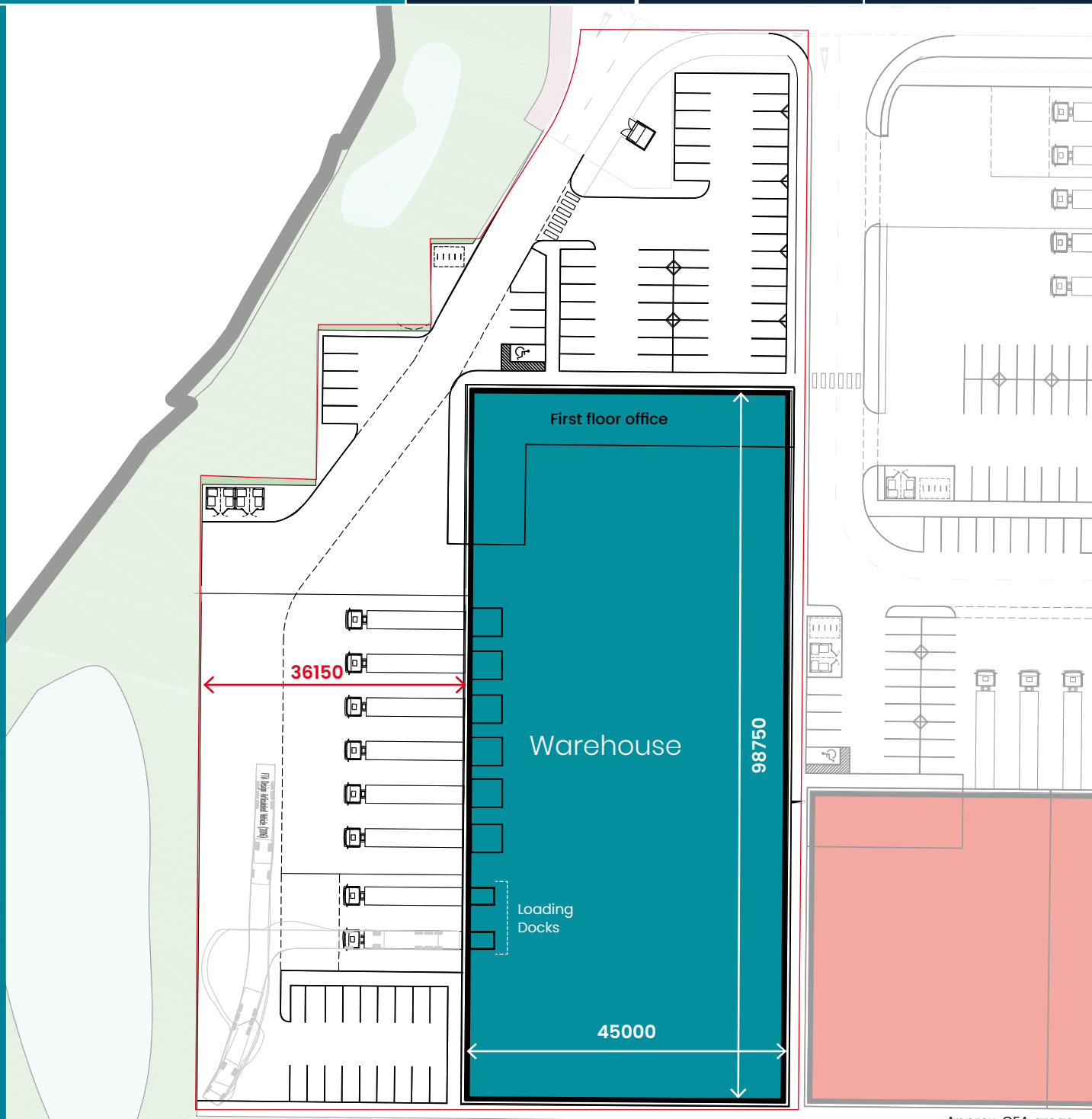
Target EPC Rating - A

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**

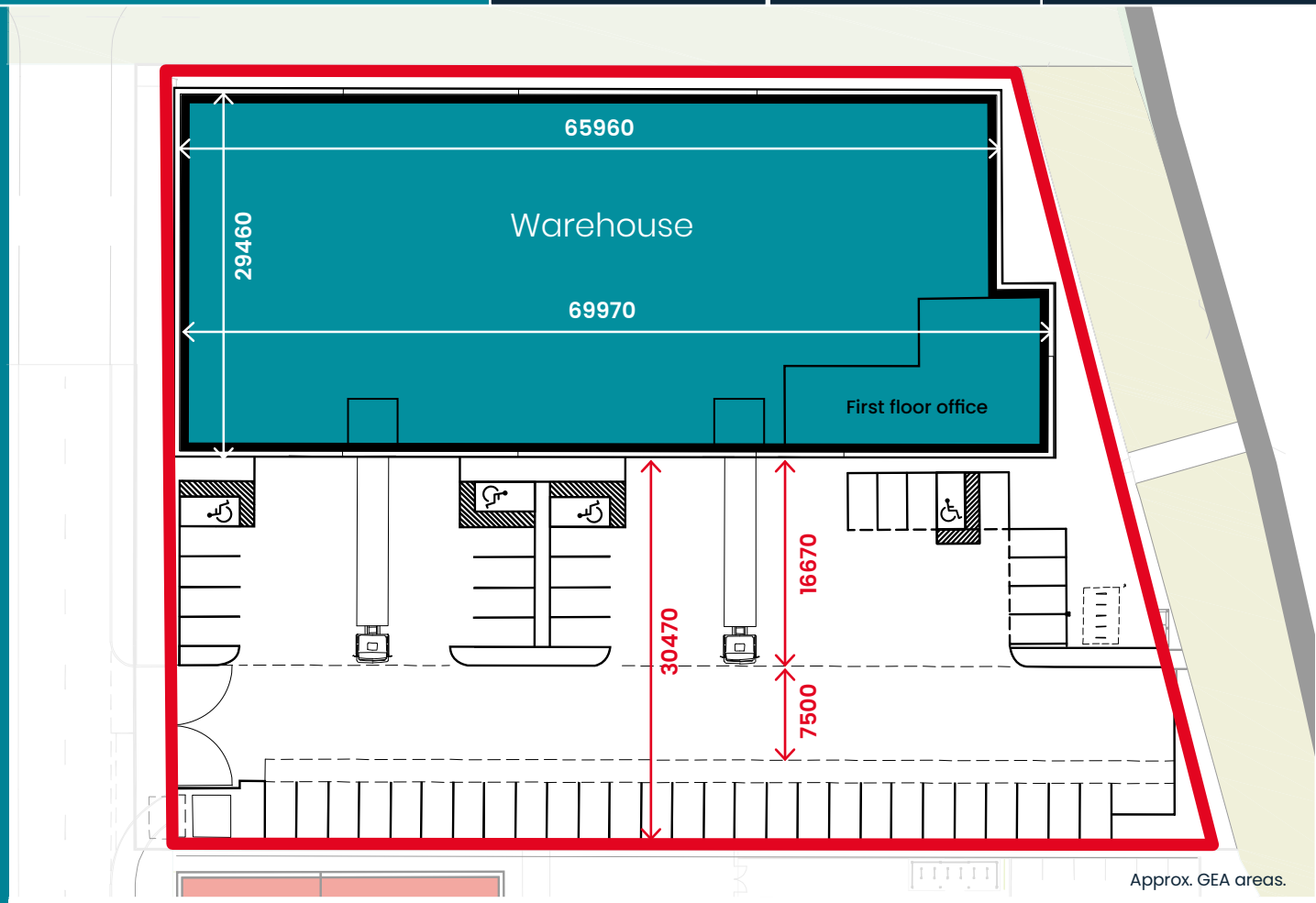


Approx. GEA areas.

Unit 16

	Sq m	Sq ft
Unit 16	**2,217**	**23,867**
Ground	1,993	21,458
First	224	2,409

- 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

3,497 – 19,324 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

Grade A offices

With comfort cooling as standard



Image: Trade City Luton

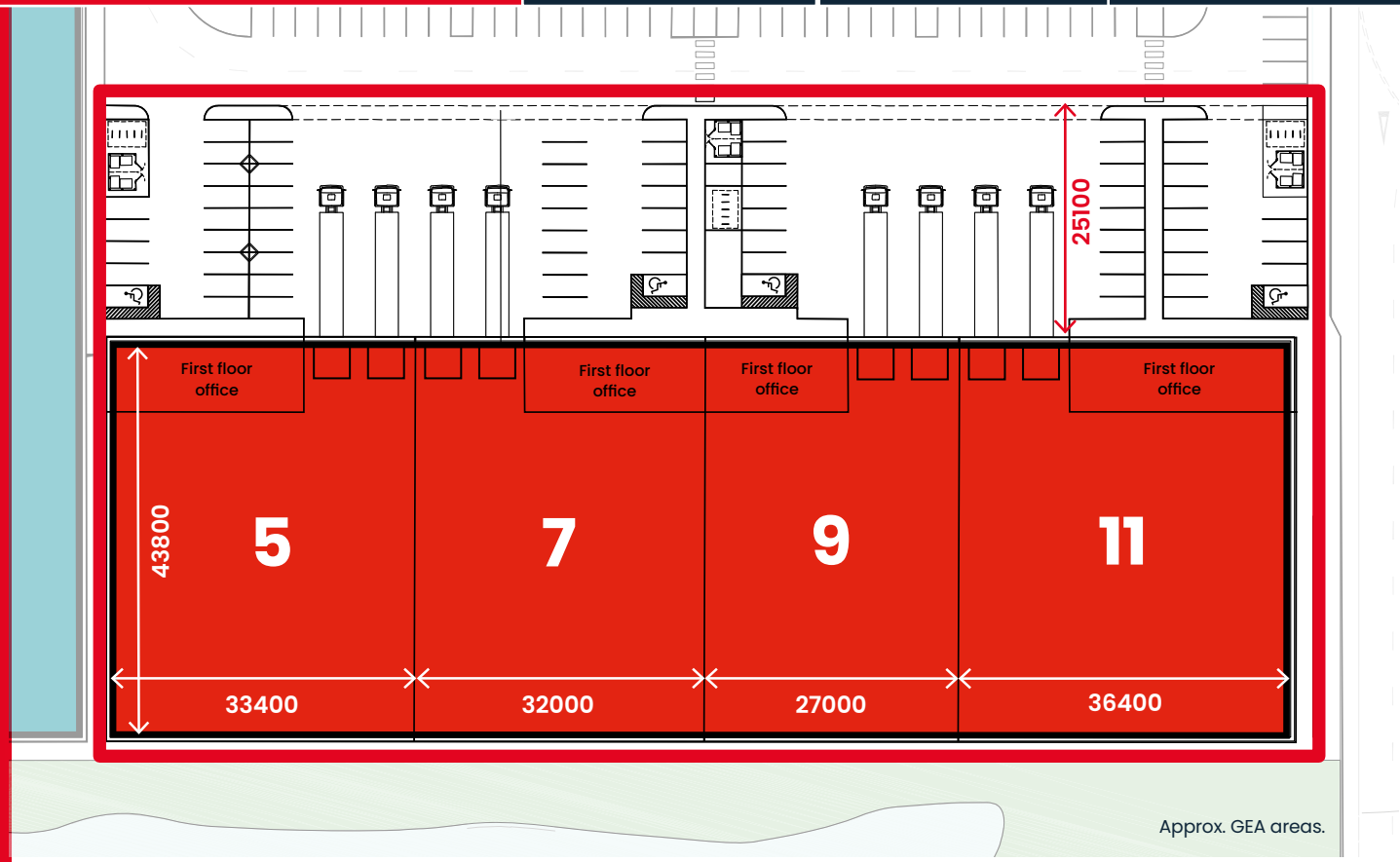
Units 5, 7, 9 & 11

- 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



	Sq m	Sq ft
Unit 5	**1,639**	**17,638**
Ground	1,464	15,754
First	175	1,883
Unit 7	**1,565**	**16,847**
Ground	1,402	15,095
First	163	1,752
Unit 5 & 7		**34,485**

	Sq m	Sq ft
Unit 9	**1,298**	**13,979**
Ground	1,183	12,738
First	115	1,241
Unit 11	**1,795**	**19,324**
Ground	1,596	17,180
First	199	2,144
Unit 9 & 11		**33,303**

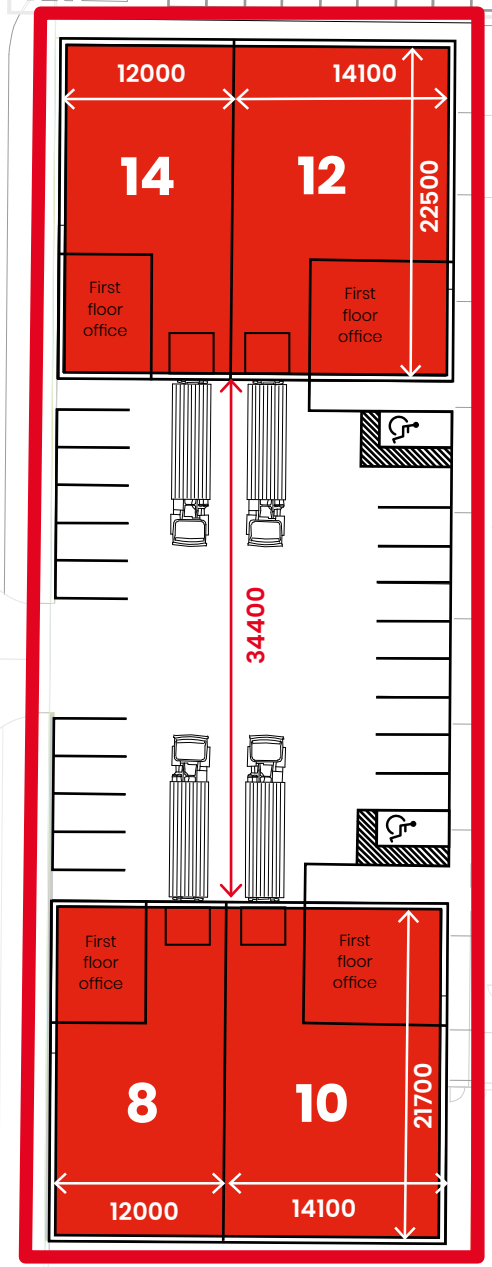
Units 8, 10, 12 & 14

- 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	**386**	**4,154**
Ground	318	3,421
First	68	733
Unit 14	**325**	**3,497**
Ground	271	2,913
First	54	584
Unit 12 & 14		**7,651**
Unit 8	**325**	**3,503**
Ground	271	2,918
First	54	585
Unit 10	**387**	**4,163**
Ground	318	3,425
First	69	738
Unit 8 & 10		**7,666**



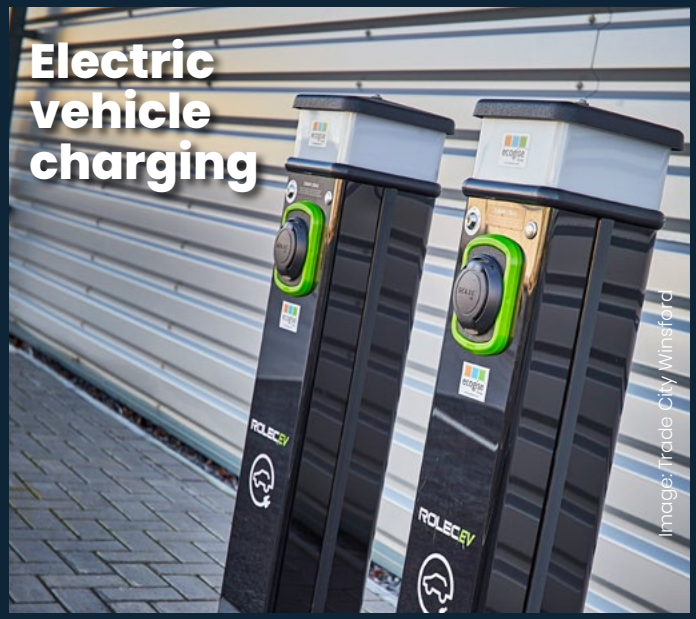
Approx. GEA areas.

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





Location

Travelling by road

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

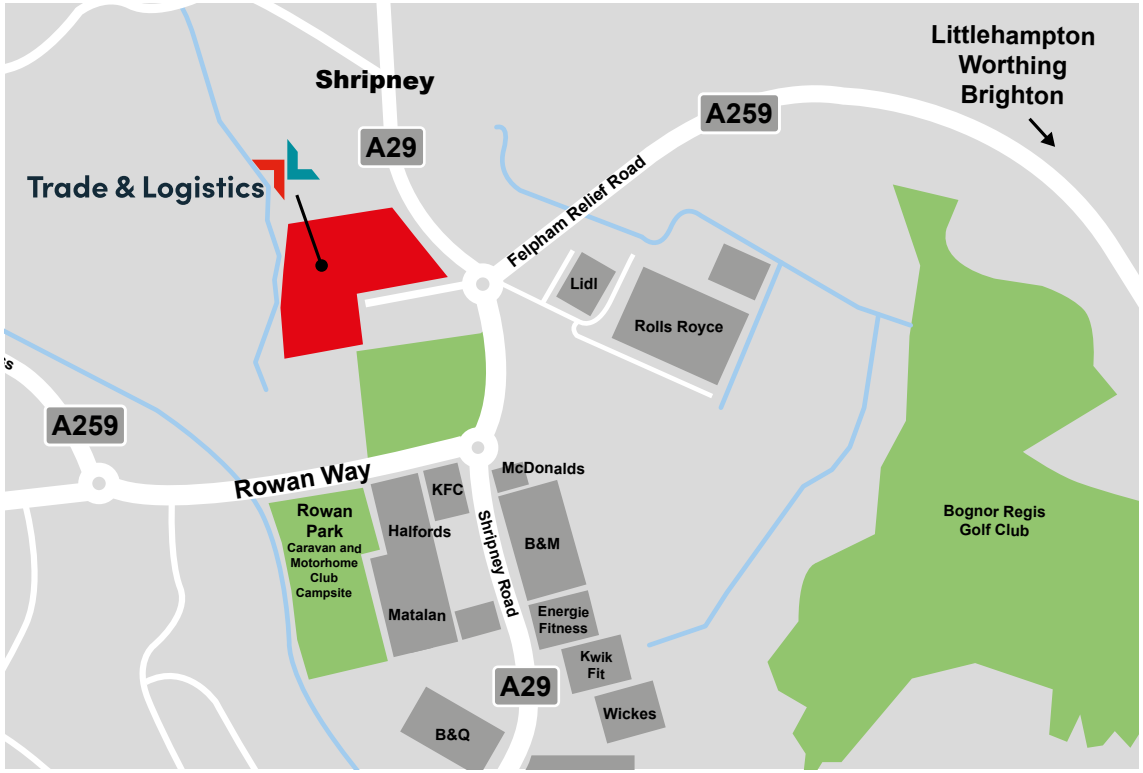
Travelling by rail

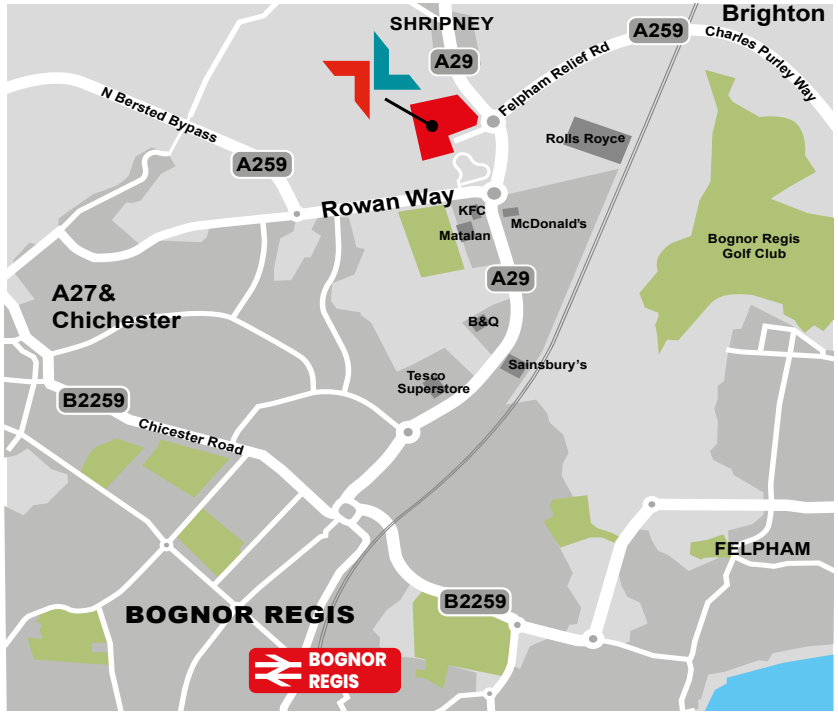
Bognor Regis Train Station sits on the LNER line and runs a half hourly service into London Victoria in just 100 minutes.

what3words
/// linked.total.data

SatNav

Saltbox Business Park
Saltbox Road
Bognor Regis
PO22 9FP







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

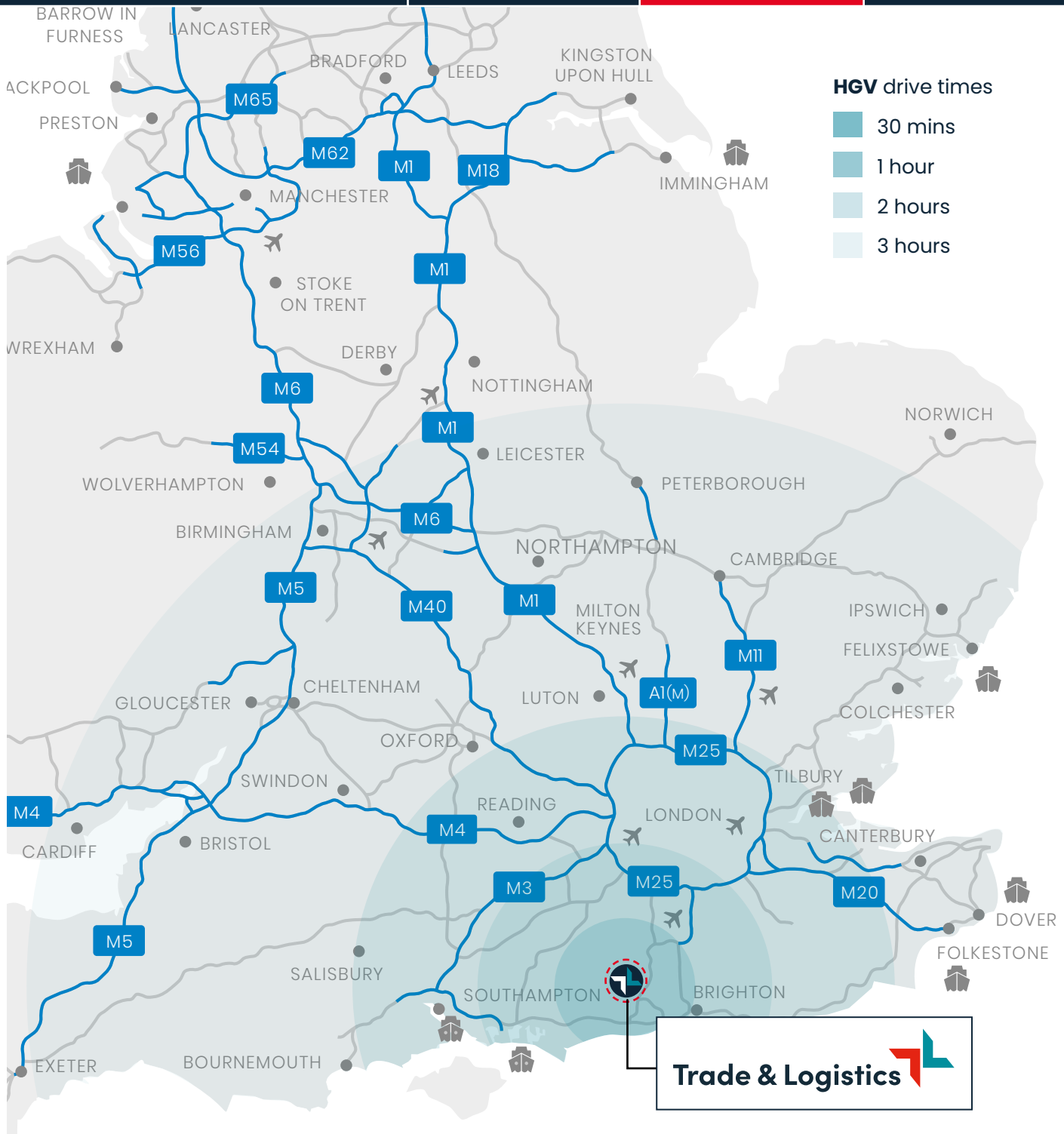
Ports (by HGV)

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 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. September 2026.

Trade & Logistics

tradeandlogistics.co.uk

CERVIDAE

KIER
A Kier Property development