

cathedralbusinesspark

A27 CHICHESTER • PO20 1EJ



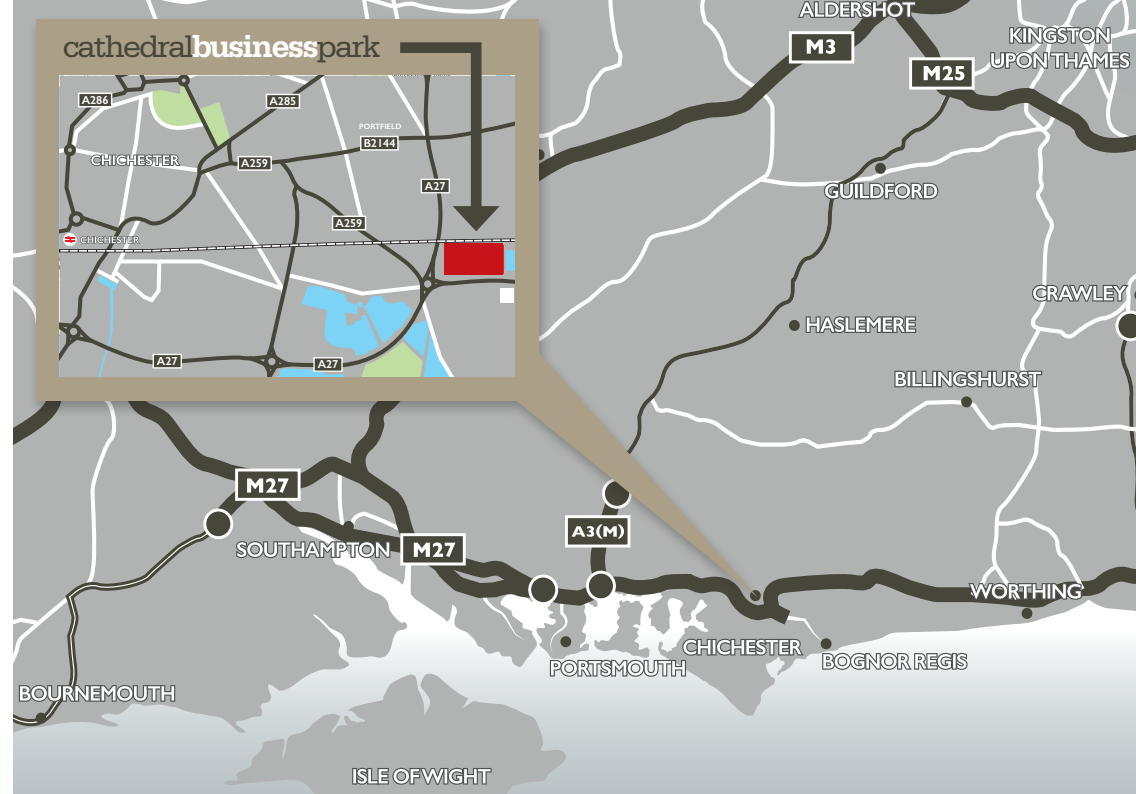
PROMINENT ROADSIDE SCHEME AVAILABLE FOR VARIOUS USES

Location

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

Cathedral Business Park has excellent road communications, being adjacent to the A27 dual-carriageway which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways. Gatwick Airport is located approximately 50 miles to the north east.

By rail, there are frequent services to London Victoria. As a result, Chichester is a popular commuter location for those working in London's City and West End, which has greatly benefitted the local economy accordingly.



Key Features

- Highly visible mixed use scheme on busy A27 south coast trunk road
- Located near major retail and trade parks
- Nearby trade occupiers include Topps Tiles, Screwfix, Halfords, Tile Giant, Dulux, Magnet and YESSS Electrical
- New signal controlled access from Bognor Road (A259)
- 57,000 population within a 10 minute drive and 113,000 population within a 15 minute drive
- The three most affluent ACORN categories account for 61% of the 10 minute catchment - 4% above the UK average
- The most affluent category, affluent achievers, account for 26% of residents – 17% above the UK average

Further site of 4.29 acres
with outline consent for
85,000 sq ft of B1 and B8 /
trade counter uses

Key

Unit 1	26,000 sq ft	Discount food, Retail
Unit 2	2,250 sq ft	A3 Use
Unit 3	2,250 sq ft	A3 Use
Unit 4	12,000 sq ft	B1, B8 and Trade Counter Uses

Unit 1

Unit 2

Unit 3

Unit 4

Parking Area

NEW JUNCTION

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Description and Planning

Cathedral Business Park is a prominent 12 acre roadside site with planning consent for retail, food and business uses.

Other uses, sizes and a division of the buildings will be considered. Further information available on request.

Terms

The accommodation is available by way of design and build opportunities on a leasehold and freehold basis. Further information available on request.

Contact Details

Please contact the joint sole agents below:

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