



Commercial Development Opportunity

Bognor Road, Chichester, PO20 1BF

Leasehold and Freehold offers invited



Key Highlights

- Site measures circa approx. 11.2 acres (4.5 ha)
- Expressions of interest are invited from potential occupiers for this new commercial development opportunity
- Strategic location adjacent to the A259
- 27,000 daily vehicle movements (A259)
- 2 miles from Chichester City Centre
- Suitability for a range of commercial uses, including logistics, retail, industrial & leisure
- Attractive & flexible lease terms - upon application
- Pre-letting and freehold opportunities available
- Site available as a whole or in part

Location

The site occupies a highly prominent position at the junction of Drayton Lane and the Bognor Road Roundabout (A259), immediately to the east of Chichester in West Sussex.

The location benefits from excellent regional road connectivity, sitting adjacent to one of the South Coast's principal transport nodes where the A27 dual carriageway intersects with the A259, providing direct east-west links to Portsmouth, Brighton and Worthing, and northward connections via the A27 to the A3(M), M27 and M3 motorway network.

Chichester city centre is approximately 2 miles to the west, with Bognor Regis circa 4 miles to the south east. Mainline rail services are available from Chichester railway station, offering direct connections to London Victoria, Brighton, Southampton and Portsmouth, reinforcing the area's strong commercial catchment.



- STREET VIEW
- WHAT3WORDS
- BIRDS EYE VIEW

Site Description

The site of approximately 11.2 acres (4.5 ha) and currently comprises of generally level agricultural land, occupying a highly prominent position in close proximity to Chichester, making it ideally suited to a range of commercial, trade, roadside or development uses, subject to planning.

Tenure

Leasehold and Freehold parcels available. The land is held under Freehold Title No. WSX326592 and the sale will form part of this title in accordance with the red delineated plan provided.

Planning

Interested parties are invited to make their own enquiries.

Technical Data

A pack of further information is available on request.

Services

All parties are advised to make their own enquiries regarding the serviceability of the land.





EPC & Rating

Rating and EPC will be assessed on completion of any commercial development on site.

Tenure & Opportunity

The site is available to occupiers as a whole or alternatively there is scope for it to be sold or let in smaller individual plots.

Any sales or letting will be by way of informal tender. Conditional and Unconditional deals will be considered.

VAT & Stamp Duty Land Tax

VAT and SDLT may be applicable at the prevailing rate.

Anti-Money Laundering Regulations

Regulations require Savills and Hellier Langston to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

Formal viewings can be made strictly by appointment with Savills and Hellier Langston. Where appropriate, we recommend interested parties carry out a 'drive-by' inspection in the first instance.



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