

PANATTONI PARK

CONNECTING
CONSUMERS AND SUPPLY
CHAINS ON THE CENTRAL
SOUTH COAST

BOGNOR REGIS

A29 | Newlands Road, Bognor Regis PO22 9FJ
what3words /// swan.pounds.shapes

panattoni.co.uk/bognorregis



3 SPECULATIVE BUILD INDUSTRIAL
LOGISTICS UNITS TALLING

205,000 SQ FT

ON SITE NOW
AVAILABLE Q2 2027



amazon



JCC

PAUL
MATHEW
TRANSPORT



AMETEK

acopia

LIDL

Warburtons

BOGNOR REGIS 31
31,698 sq ft

BOGNOR REGIS 113
113,055 sq ft

BOGNOR REGIS 60
60,039 sq ft

A29

3 SPECULATIVE BUILD
INDUSTRIAL/LOGISTICS UNITS OF
31,698, 60,039 & 113,055 sq ft

A COMBINED **173,093 sq ft**
AVAILABLE AS A SINGLE UNIT

Panattoni Park Bognor Regis: WEST SUSSEX'S PRIME ENGINEERING AND DISTRIBUTION HUB

Located adjacent to the A29 dual carriageway, Panattoni Park Bognor Regis provides direct access to consumers and supply chains clustering the central south coast, with 3.8m unique addresses within 50 miles*.

This fast-growing industrial and logistics location is surrounded by convenient amenities, including Lidl, Aldi, Starbucks, and McDonald's, with a retail park and petrol station nearby.

Prestige occupiers like Amazon, Rolls Royce, and Warburtons are already in the area, cementing Panattoni Park Bognor Regis as the prime spot for logistics and industry on the southern seaboard.

*Royal Mail

panattoni.co.uk/bognorregis

3 GRADE-A

SPECULATIVE BUILD WAREHOUSE OPPORTUNITIES AVAILABLE Q2 2027

Panattoni Park Bognor Regis offers flexible units with high quality specifications ideal for industrial and logistics operations. Bognor Regis 113 and 60 can be combined to create a massive 173,093 sq ft of prime space.*

*Dimensions are target and subject to measurement once the units have been constructed.

BOGNOR REGIS 113	sq ft	sq m
Warehouse	105,829	9,832
Office	7,226	672
TOTAL (GEA)	113,055	10,504

12 dock doors	2 level access doors	12.5m clear internal height
50m yard depth	32 trailer parking spaces	106 car parking spaces

BOGNOR REGIS 31	sq ft	sq m
Warehouse	28,265	2,626
Office	3,433	319
TOTAL (GEA)	31,698	2,945

BOGNOR REGIS 60	sq ft	sq m
Warehouse	55,643	5,169
Office	4,396	409
TOTAL (GEA)	60,039	5,578

3 dock doors	1 level access door	12.5m clear internal height
50m yard depth	4 trailer parking spaces	58 car parking spaces

4 level access doors	35m yard depth	36 car parking spaces



BASE SPECIFICATION

TARGET BREEAM®
"EXCELLENT" RATING

TARGETING
EPC RATINGS OF A

TARGETING
NET ZERO CARBON
DEVELOPMENT

FM2 flooring

EV charging
points

15% roof lights

50kN/m2
floor loading

1.5 MVA power
supply park wide



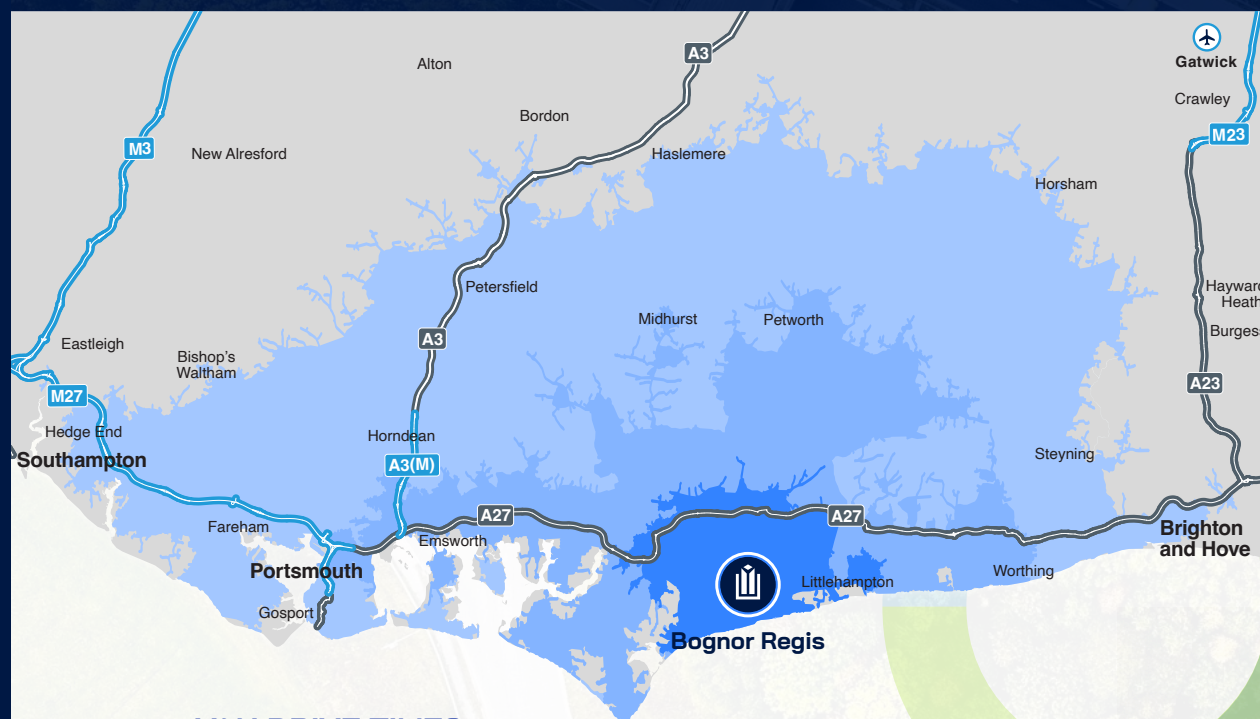
BOGNOR REGIS 31
31,698 sq ft

BOGNOR REGIS 113
113,055 sq ft

BOGNOR REGIS 60
60,039 sq ft

TO INDUSTRIAL AND CONSUMER MARKETS

Panattoni Park Bognor Regis streamlines access to the prosperous consumers and prestige supply chains of the central south coast – and beyond.

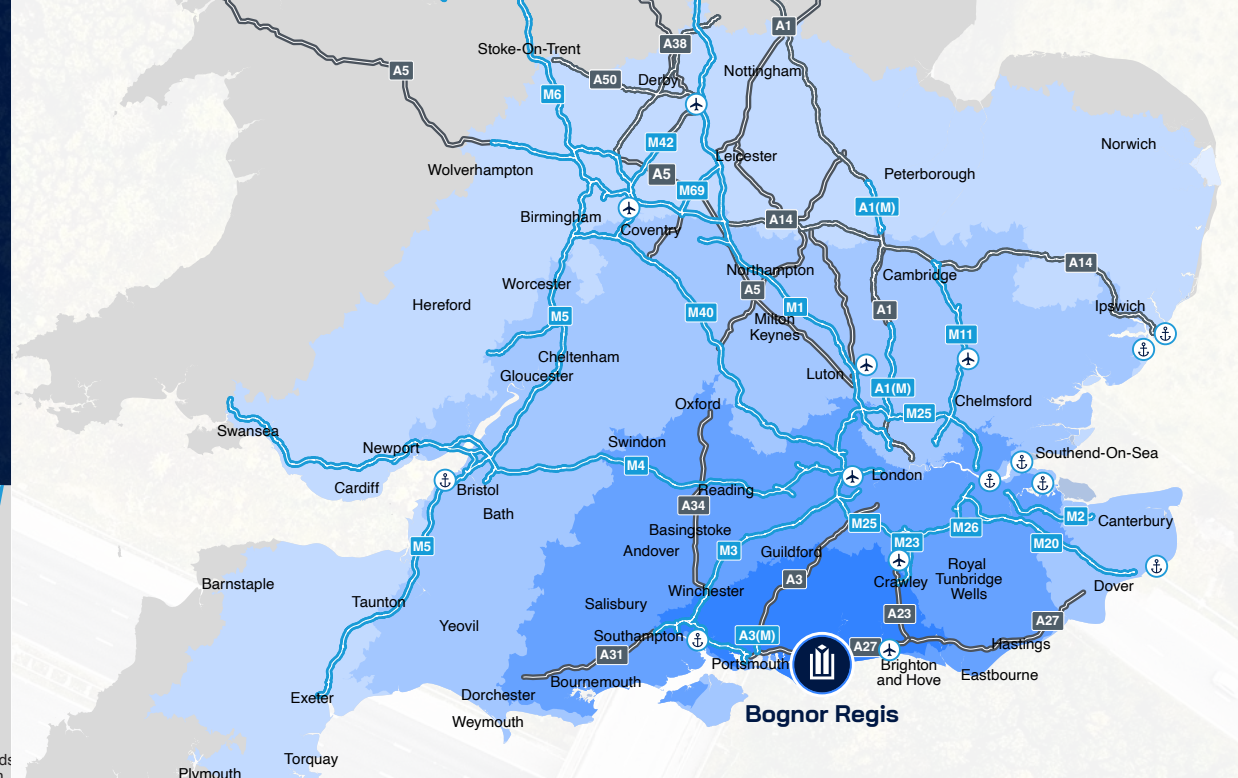


ESRI 2024

142,054
consumers within
15 mins

487,288
consumers within
30 mins

1.3 million
consumers within
45 mins



miles hrs:mins

Bognor Regis	2	5
Chichester	7	12
A27 (Chichester Bypass)	7	13
Worthing	16	32
Portsmouth	24	43
Brighton	29	52
Crawley	37	1hr 3
Southampton	37	1hr 4
Eastbourne	52	1hr 25

ESRI 2024

Portsmouth	25	45
Southampton	26	48
Thamesport	94	2hrs 10
Dover	121	2hrs 46

miles hrs:mins

Southampton	38	1hr 4
Gatwick	43	1 hr 19
Heathrow	81	1hr 46

Road Lords Dispatcher September 2024

BUILDING FOR A

SUSTAINABLE FUTURE

Benefit from a high standard specification, targeting a BREEAM 'Excellent' rating to prioritise energy efficiency and reduce operating costs.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Sub-metering of energy consumption



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Targeting Net Zero Carbon in construction

BREEAM®
★★★★★

Targeting BREEAM 'Excellent'



Targeting EPC Rating 'A' offices



Targeting EPC Rating 'A' warehouse

OUTSTANDING

EXPERTISE AND COMPETITIVE COSTS

Panattoni Park Bognor Regis draws upon a highly experienced workforce in manufacturing and logistics, with labour costs well below national averages – delivering significant savings when compared to the wider South East area.



STRONG LABOUR AVAILABILITY



46,600

people want a job in
West Sussex, East
Sussex & Hampshire

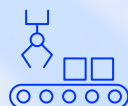
DEEP SKILLS BASE

Employed in aligned trades in
West Sussex, East Sussex &
Hampshire



60,000

Transportation
& storage



83,000

Manufacturing

COMPETITIVE PAY

Bognor Regis	£608.50
West Sussex	£654.60
Brighton and Hove	£670.40
South East	£704.30
UK	£682.60

NOMIS March 2024

70

offices worldwide

2,500

international customers

275 million+

sq ft developed by Panattoni across
Europe & Asia

28 million+

sq ft currently under construction



A GLOBAL LEADER



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

Panattoni is the world's largest privately owned industrial developer, operating across 22 countries in Europe, Asia and North America.

Since inception, the company has delivered over 275 million sq ft of logistics, industrial and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:

www.panattoni.co.uk/economy

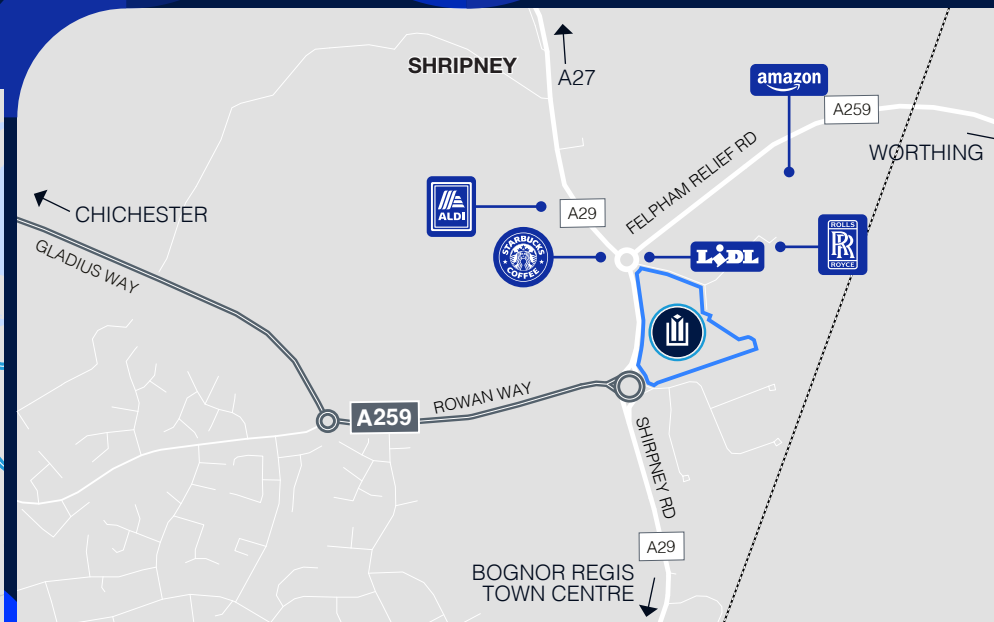


PANATTONI PARK

BOGNOR REGIS

CONNECTING CONSUMERS AND SUPPLY CHAINS ON THE CENTRAL SOUTH COAST

PANATTONI



Scan for more details

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