

CHICHESTER BUSINESS PARK



DESIGN AND BUILD OPPORTUNITIES IN A PRIME LOCATION 30 ACRE BUSINESS PARK

CHICHESTER BUSINESS PARK

Success to Build On

The Business Park has attracted several well known companies who have either expanded locally or undertaken regional relocation to Chichester and had bespoke premises built to order. There are various plot sizes currently available to accommodate occupiers' specific requirements.



Carte Blanche Greeting Cards initially took 44,819 sq ft as their world head quarters, and a further 20,568 sq ft facility as it became available.

Philips Respironics, a global leader in specialist medical products, have had a 86,305 sq ft headquarter's building constructed to their specification, including clean rooms and laboratories within a high office content production/distribution facility.

Virgin Cosmetics have their administrative headquarters and **Epicom Business Intelligence** occupy a significant part of the 24,000 sq ft, fully let office development at the entrance to the Business Park.



The balance of the Park includes Hunter Court on Plot 1, a dedicated two storey office building with a net area of 25,652 sq ft, and Plot 5 Meteor Court comprising 5 buildings accommodating floors from 2,250 sq ft and individual buildings from 4,500 sq ft. Both schemes have detailed planning permission.

There is an additional consent for up to 150,000 sq ft of office and industrial space to be developed on the Park.

Design & Build

Our experience is that not all companies require a standard office or industrial building. The Chichester Business Park can offer tailor made building solutions to meet occupiers' specific size and layout requirements and we aim to accommodate a client's timescale using our very experienced Property Design Team.

A27 CHICHESTER

BOXGROVE
ROUNDBOUT

A27 BRIGHTON

MEADOW WAY

**PLOT 1
HUNTER COURT**
1.29 acres – detailed planning permission for 25,652 sq ft net offices on two floors with 107 car spaces.

**PLOT 5
METEOR COURT**
1.48 acres – detailed planning permission for units, arranged in five buildings, from 2,250 sq ft. Total 30,850 sq ft net offices on two floors with 93 car spaces.

PLOTS 2, 3 & 4
2.74 acres for bespoke scheme.

NEW HOUSING DEVELOPMENT

CITY FIELDS WAY

PHILIPS RESPIRONICS



86,305 sq ft design & build letting.

CARTE BLANCHE GREETINGS



44,819 sq ft design & build letting.

CARTE BLANCHE GREETINGS



20,568 sq ft letting.

PLOT 7
2 acres for bespoke scheme.

PLOT 11
0.77 acres for bespoke scheme.

PLOT 10
1.86 acres for bespoke scheme.



CHICHESTER – the right environment for your business

The historic Cathedral City and County Town of West Sussex is situated on the A27 South Coast trunk road, midway between Southampton and Brighton and just 65 miles south west of London.

Several national and international companies have established themselves within Chichester to benefit from the employment profile and lifestyle attractions of the City and surrounding area.

Rolls Royce Motor Cars opened their 600,000 sq ft worldwide headquarters and production facility at Goodwood in 2003.

John Wiley Publishers occupy a new 60,000 sq ft office facility as their European headquarters, **Princes Food** have had a long association with Chichester and in 2004 moved into a new 120,000 sq ft production facility.



Chichester and its surrounding villages provide an exceptional environment for directors and their staff to work and live in. The excellent, year round leisure facilities include the world famous Chichester Festival Theatre, horse racing at glorious Goodwood, the Goodwood Motor circuit with its annual Festival of Speed and Revival Meeting, sailing in Chichester and Bosham Harbours, and not least, the wonderful South Downs countryside.

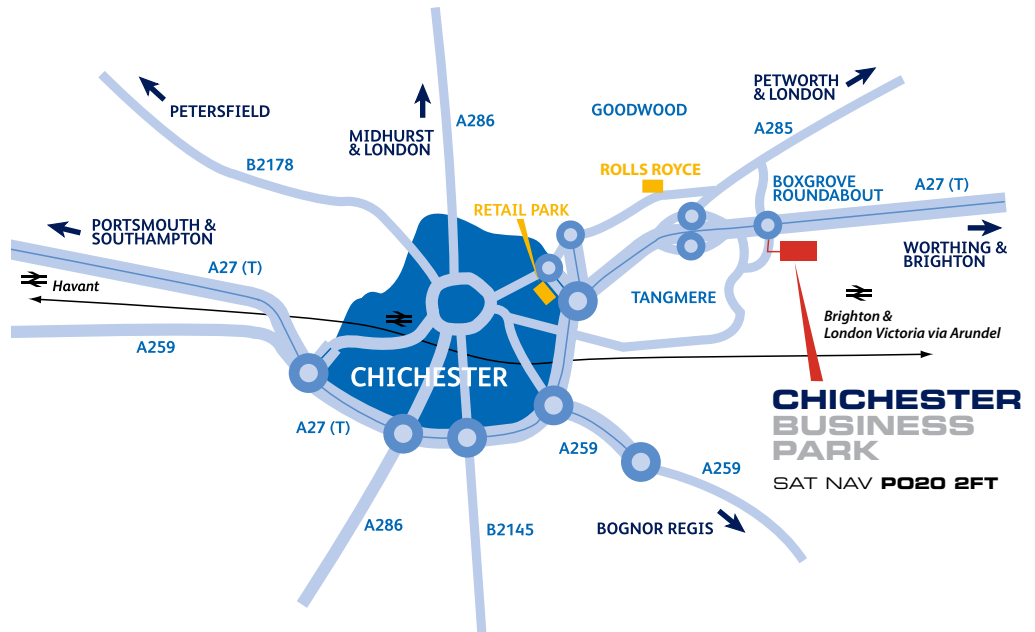
The Chichester district has a resident population of 106,000, an extensive catchment of over 400,000 within a 20 mile radius, providing a wide skill base within this travel to work area. The City boasts a University and is ambitious to attract new major employers to the area.

Nearby hotels include the Avisford Hilton (5.5 miles) which includes meeting and conference facilities, Bailiffscourt Health Spa (7.2 miles) and Goodwood Park Hotel (3.3 miles).

Road, Rail, Sea and Air

Chichester Business Park is accessibly located some four miles east of the City Centre on the A27 at Tangmere.

- Brighton – 30 miles
- Gatwick Airport – 45 minutes
- Portsmouth Continental Ferry Port – 30 minutes
- Goodwood Airfield – 3 miles
- Southampton International Airport – 40 minutes
- London Victoria by rail – 90 minutes
- Immediate access to A27 dual carriageway



Terms

Flexible Design & Build packages to meet occupier specific requirements are available on a leasehold basis.

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