

PANATTONI PARK

BOGNOR REGIS

CONNECTING
CONSUMERS AND SUPPLY
CHAINS ON THE CENTRAL
SOUTH COAST

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

Q2 2025 CONSTRUCTION UNDERWAY
Q2 2026 PC





INTRODUCING 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 a massive 3.8 million unique addresses falling 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

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

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



BOGNOR REGIS 90
31,698 sq ft

BOGNOR REGIS 110
113,055 sq ft

BOGNOR REGIS 60
60,039 sq ft

3 GRADE-A

SPECULATIVE BUILD WAREHOUSE OPPORTUNITIES AVAILABLE Q2 2026

Panattoni Park Bognor Regis offers flexible units with high quality specifications ideal for industrial and logistics operations. Bognor Regis 110 and 60 can be combined to create a massive 173,093 sq ft of prime space.

BOGNOR REGIS 110	sq ft	sq m
Warehouse	105,829	9,832
Office	7,226	672
TOTAL (GEA)	113,055	10,503

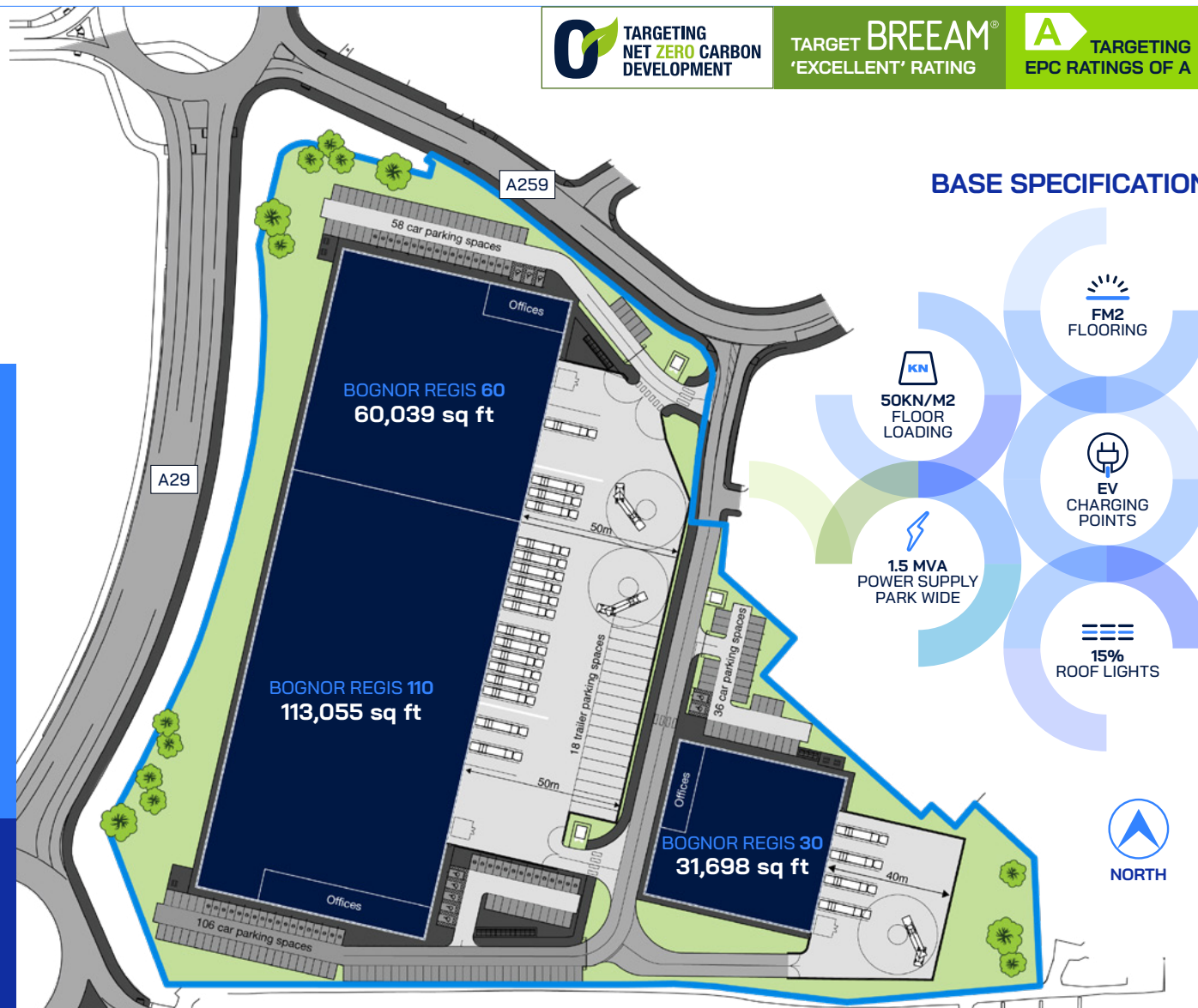
 12 DOCK DOORS	 2 LEVEL ACCESS DOORS	 12.5M CLEAR INTERNAL HEIGHT
 50M YARD DEPTH	 32 TRAILER PARKING SPACES	 106 CAR PARKING SPACES

BOGNOR REGIS 30	sq ft	sq m
Warehouse	28,265	2,626
Office	3,433	319
TOTAL (GEA)	31,698	2,945

 3 DOCK DOORS	 40M YARD DEPTH	 4 TRAILER PARKING SPACES	 36 CAR PARKING SPACES
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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

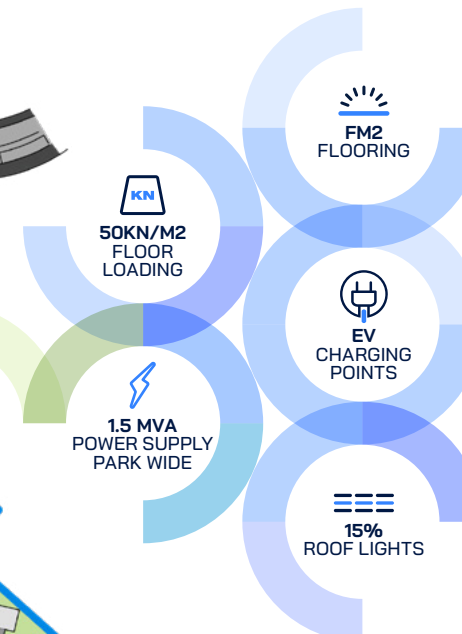


TARGETING NET ZERO CARBON DEVELOPMENT

TARGET BREEAM® 'EXCELLENT' RATING

TARGETING EPC RATINGS OF A

BASE SPECIFICATION



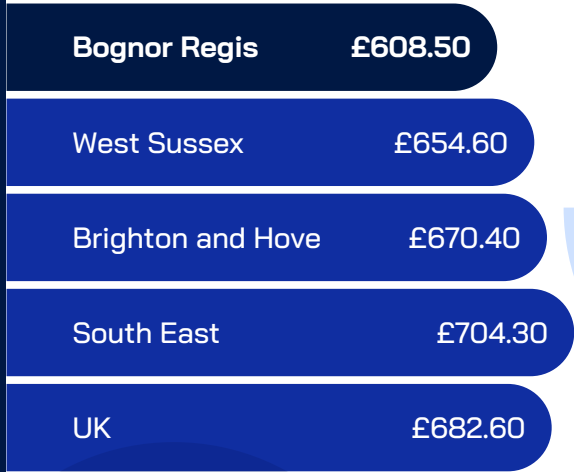
INTRODUCTION
SITE MAP
DEMOGRAPHICS
ACCESS
SUSTAINABILITY
GLOBAL LEADER
CONTACT

OUTSTANDING

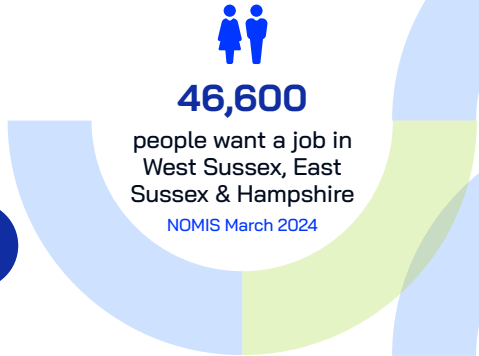
EXPERTISE AND COMPETITIVE COSTS

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.

COMPETITIVE PAY



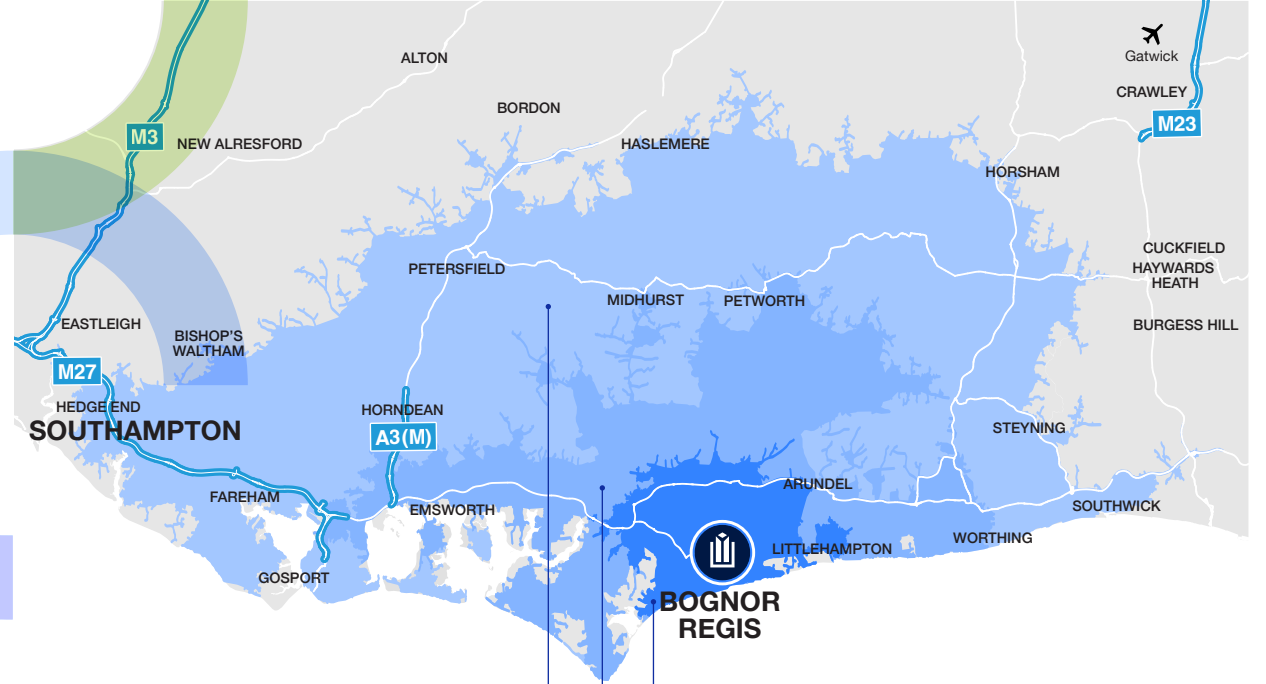
STRONG LABOUR AVAILABILITY



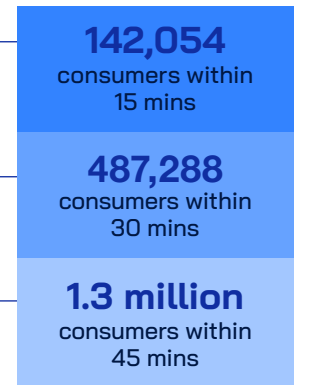
DEEP SKILLS BASE

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

NOMIS March 2022



ESRI 2024



EXPRESS ACCESS

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.

LOCATIONS

	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

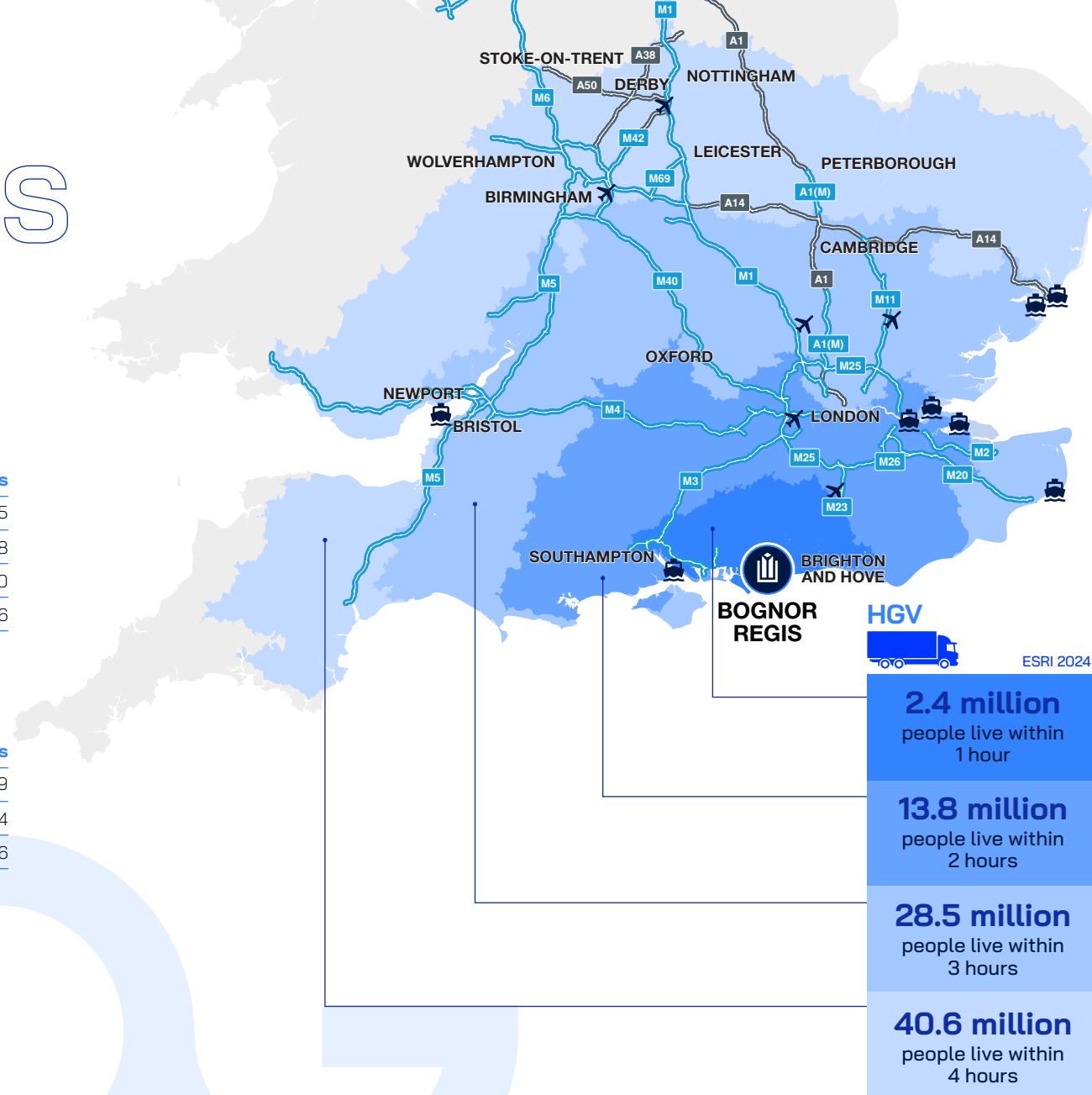
SEA PORTS

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

AIRPORTS

	miles	hrs:mins
Gatwick	43	1 hr 19
Southampton	38	1hr 4
Heathrow	81	1hr 46

Road Lords Dispatcher September 2024



HGV
 ESRI 2024

- 2.4 million people live within 1 hour
- 13.8 million people live within 2 hours
- 28.5 million people live within 3 hours
- 40.6 million people live within 4 hours

BUILDING FOR A

SUSTAINABLE FUTURE

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



Building fabric designed and constructed to very high standards of insulation and air tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight, reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



A GLOBAL LEADER



37
years since inception

2,500
international customers

225 million+
sq ft developed by Panattoni across Europe

610 million+
sq ft developed by Panattoni worldwide



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

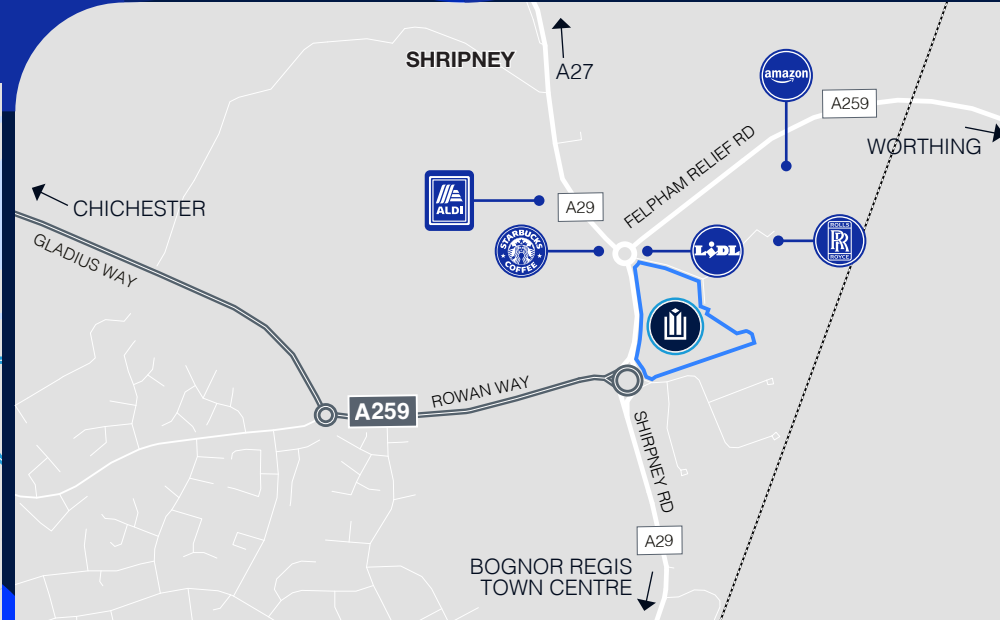
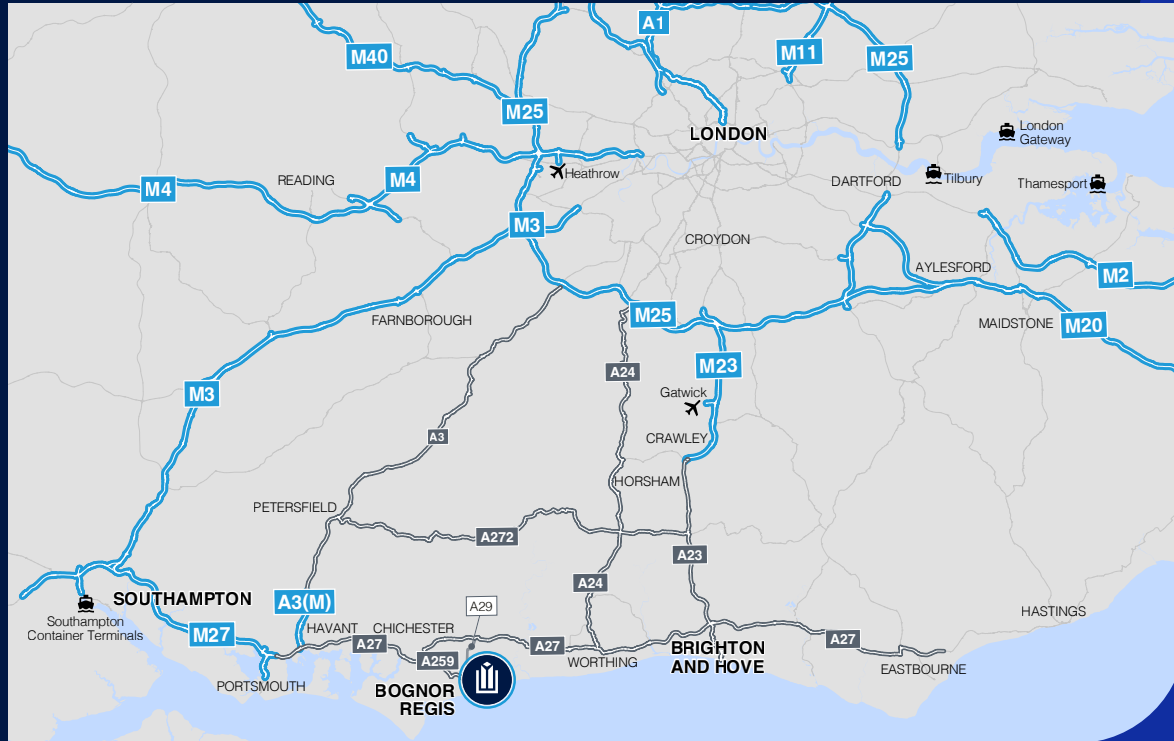
Find out more about Panattoni at www.panattoni.co.uk



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CONNECTING CONSUMERS AND SUPPLY CHAINS ON THE CENTRAL SOUTH COAST



Scan for more details

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