

**Lambert
Smith
Hampton**

Flude
PROPERTY CONSULTANTS

FOR SALE /TO LET (in whole or part)

2.45 acre Serviced Site with Waste and Recycling Allocation

PLOT G & H, CATHEDRAL BUSINESS PARK, CHICHESTER, WEST SUSSEX, PO20 1EN





CATHEDRAL BUSINESS PARK

Cathedral Business Park is situated about 1.5km southeast of Chichester City Centre. It enjoys a strategic position at the intersect of two of the busiest roads along the South Coast, the A259 and A27.



432,500

people live in a 30
minute drive time



3,400

new homes being delivered
over next three years*



43,000

vehicles pass the
site every day



2.4 million

people within 1 hour
drive time

Source: StorePointGeo, 2023

*within 10 minute drive



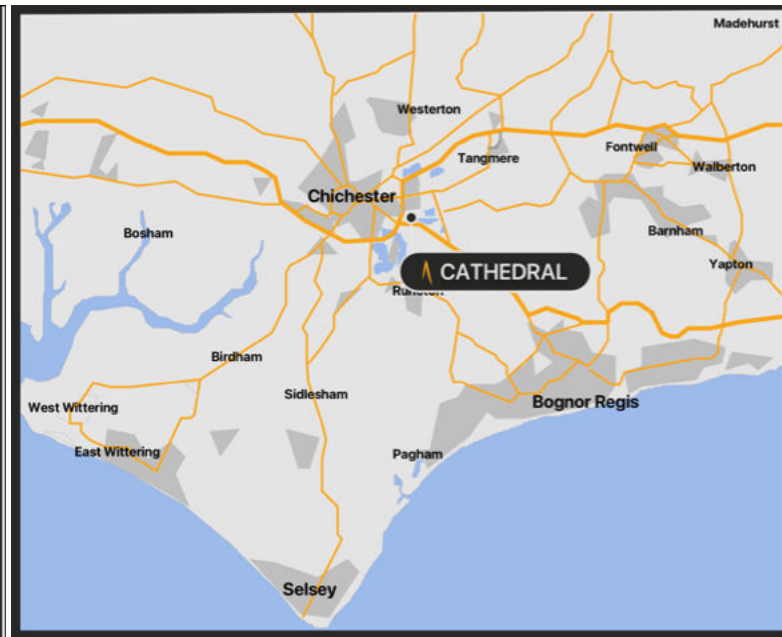
MKM PRE-LET - EXTERNAL



MKM PRE-LET - INTERNAL

DRIVE TIMES

Chichester City Centre	1.4 miles
Bogor Regis	6 miles
Portsmouth	18 miles
Worthing	19 miles
Brighton	32 miles
Southampton	35 miles
Southampton Airport	38 miles
Gatwick Airport	48 miles
London	80 miles



PLANNING

The site has an allocation within the West Sussex Waste Local Plan for waste/recycling facilities that are complementary to the wider development proposals at Cathedral Business Park.

The wider site is being developed under outline planning permission 23/02329/OUT for a mixed use scheme, including employment, a hotel, roadside food and drink, leisure, and associated infrastructure works.

A development by:



CATHEDRAL BUSINESS PARK

INVITING PRE-LET (DESIGN & BUILD TO SUIT)
AND FREEHOLD ENQUIRIES

FURTHER INFORMATION

**Lambert
Smith
Hampton**

Elise Evans

e. eevans@lsh.co.uk
t. 07703 393120

George Cook

e. gcook@lsh.co.uk
t. 07596 578707



Mark Minchell

e. m.minchell@flude.com
t. 01243 929136

Brandon White

e. b.white@flude.com
t. 07925 284528