

# Oldlands

BOGNOR REGIS, PO22 9FJ



**3.4 ACRE PRIME DEVELOPMENT SITE - PRE LET ENQUIRIES (MAY SELL)**

A development by:







**PHASE 1B**  
**3.4 ACRES**



Strategic Employment Allocation within adopted Arun Local Plan (Policy EMP SP3)



Prominent location within an established trade/retail location.



Previous permission for unrestricted Bulky Retail / Car Showrooms / Trade Units (ref. BE/61/13)



Fully serviced plots with access, power and utilities in place. High power capacity secured.



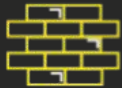
# LOCATION

Oldlands is located within enterprise Bognor Regis which is a 70 hectare commercial and employment development located on the northern edge of Bognor Regis in West Sussex.



**345,000**

people live in a 30 minute drive time



**6,500**

new homes being delivered over next three years\*



**28,000**

vehicles pass the site every day



**2.4 million**

people within 1 hour drive time

Source: StorePointGeo, 2023

\*within 10 minute drive



## By Road

Worthing 16 miles  
Brighton 28 miles

Portsmouth 24 miles  
Southampton 41 miles  
Gatwick Airport 51 miles  
London 92 miles

**ALL ENQUIRIES:**

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