

Apollo Business Park

TO LET

Brand new business park bordering
the South Downs National Park.

UNITS FROM 913 SQ FT - 22,745 SQ FT

///flasks.obstruct.president
Cheesemans Lane, Hambrook
Chichester, West Sussex, PO18 8UE

A New Era of Business Space on the Edge of the South Downs

Apollo Business Park is being completely redeveloped into a modern, energy-efficient estate. All visible elements, including groundworks, cladding, glazing, doors and insulation, are being replaced to achieve a significantly improved EPC rating.

The site offers flexible space across ground and first floors, with unit sizes from 913 to 2,194 sq ft. Units can be combined to suit tenant needs.

Each floor benefits from 3.7 metre ceiling heights, and ground floors include electronically operated sectional loading doors measuring 3 metres high by 3.9 metres wide. The Layouts offer versatility for a wide range of occupiers.

Security features include a high perimeter fence, twin electric gates, a dedicated one-way traffic system and site wide CCTV.

The development provides excellent HGV access and generous parking, with over 20 percent of spaces fitted with electric vehicle chargers, exceeding provision typically found on similar estates.



FULL SITE-WIDE CCTV
SECURITY SYSTEM



HIGH-SPEED
LEASED LINE FIBRE



THREE-PHASE
ELECTRICITY



LED
LIGHTING



SECURE
GATED SITE



LANDSCAPED
GROUNDS



ELECTRIC
VEHICLE CHARGERS



3.7M CEILING
HEIGHTS



Location

Apollo Business Park occupies a prime position on Cheesemans Lane, approximately 5 miles west of the historic Cathedral City of Chichester and 6 miles from Havant.

It benefits from immediate access to Common Road to the north and the A259 coastal route to the south, with the A27 just a 5-minute drive away, offering fast links to Portsmouth, Brighton, and the wider South Coast.

Further afield, the site offers excellent access to both the A3 and M3 corridors, making it ideal for businesses needing to connect efficiently to London, the Midlands, and the national motorway network.

Nutbourne railway station is just 1.3 miles to the south, offering regular services across the South Coast and into London, making the site accessible for both staff and logistics.

One of Apollo's most unique advantages is its location outside of major urban centres - avoiding the congestion and logistical headaches often associated with business parks across the South Coast. Despite the peaceful, semi-rural surroundings, demand for modern commercial space in this area is high and availability is extremely limited, making Apollo a rare opportunity in a strategic and stress-free setting.

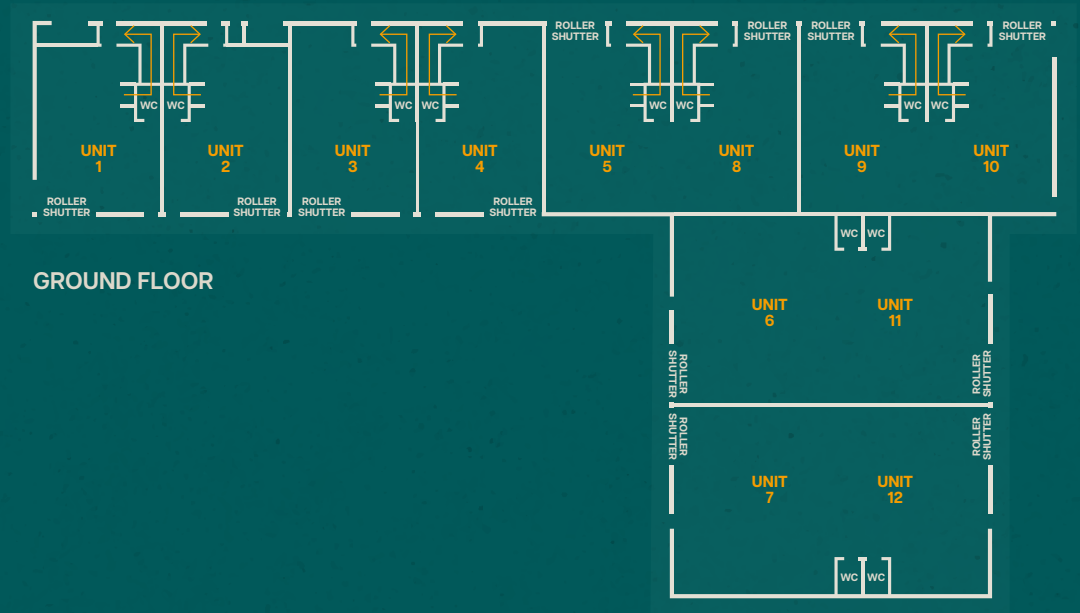


Accommodation

Accommodation is formed over ground and first floor, with a variety of unit sizes available to suit occupiers needs.

Multiple units will be constructed without adjoining walls initially, allowing the landlords flexibility in accommodating uses.

A full accommodation schedule is available overleaf, with detailed floor plans available upon request.



FIRST FLOOR



Accommodation Schedule

UNIT	FLOOR	SQ M	SQ FT	RENT*
1	GROUND	84.8	913	
1A	FIRST	100.6	1083	
TOTAL		185.4	1996	£24,950
2	GROUND	85.4	919	
2A	FIRST	97.5	1050	
TOTAL		182.9	1969	£24,613
3	GROUND	90.9	978	
3A	FIRST	97.5	1050	
TOTAL		188.4	2028	£25,350
4	GROUND	91	980	
4A	FIRST	97.5	1050	
TOTAL		188.5	2030	£25,375
5	GROUND	90.9	978	
5A	FIRST	90.1	970	
TOTAL		181	1948	£24,350
6	GROUND	154	1657	£24,855
7	GROUND	152.5	1638	£24,570
8	GROUND	91.1	981	
8A	FIRST	97.5	1050	
TOTAL		188.6	2030	£25,375
9	GROUND	91	980	
9A	FIRST	97.5	1050	
TOTAL		188.5	2029	£25,363
10	GROUND	103.3	1112	
10A	FIRST	100.6	1083	
TOTAL		203.9	2195	£27,438
11	GROUND	101.4	1091	£16,365
12	GROUND	100.8	1085	£16,275
TOTAL		2015.6	21696	

Terms

- The units are available individually or by way combinations, for new effectively full repairing and insuring lease terms to be agreed.
- A service charge will be payable, contributing towards estate management and maintenance, with the landlords also insuring the building, with tenants subsequently reimbursing their fair portion.
- Consideration will be given to the leasing of units on a floor by floor basis with further information on request.

Apollo Business Park

Taxation

The rateable values are to be assessed upon completion of the development however the units have been designed to target the small business rates relief threshold. Further information on this is available upon request.

VAT

Rents and prices are quoted exclusive of, but may be subject to, VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Energy Performance Rating

Targeting EPC A.

Contact Information

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Planning

Planning was obtained in 2025 to covert the site, previously used as the HQ for Charles Taylor Group (formerly CEGA), into a flexible E class (giii) business park. The full planning for the site is as follows;

“Refurbishment and redevelopment of existing buildings A and C and demolition and replacement of building B to create offices and light industrial units (use class E(g)(i-iii)), demolition of buildings D and E, installation of storage containers (use class B8) and associated works including reconfiguration of the car parking area to create additional parking spaces.”

Full planning consent is available upon request.

Disclaimer

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