INSPIRING
A NEW GENERATION, WHO WANT TO BE PART OF THE GREAT BRITISH SEASIDE RENAISSANCE

ENHANCING
AN ICONIC TOWN - THE SUNNIEST PLACE IN GREAT BRITAIN

INVESTING
IN EXCITING OPPORTUNITIES TO TRANSFORM THE LOCAL AND SUB-REGIONAL ECONOMY
THE TIME HAS COME TO SHOWCASE BOGNOR REGIS AS A FORWARD-THINKING COASTAL TOWN

DISCOVER OPPORTUNITY
THINK YOU KNOW BOGNOR REGIS?
TAKE ANOTHER LOOK...
Bognor Regis is changing

With a growing reputation as a forward-thinking place to live and work, and the natural beauty of the sea and the South Downs, Bognor Regis is a well-connected town with great opportunity.

A new generation of investors, start-up businesses and young families are discovering what makes Bognor Regis great. If you’re looking for a place to start up a new business, expand your existing business or invest, a place with great facilities, transport links and potential, then consider Bognor Regis and be part of a movement making this town become even greater.
BE PART OF THE TRANSFORMATION MAKING THIS TOWN BECOME EVEN GREATER

"WE ARE CONFIDENT THAT BOGNOR REGIS IS A TOWN ON THE UP.

Butlin's is firmly committed to supporting it's future success and prosperity.

JEREMY PARDEY
RESORT DIRECTOR, BUTLIN'S BOGNOR REGIS

"
JOIN IN NOW, IT’S ALWAYS GREAT TO BE AHEAD OF THE CURVE!
HemingwayDesign enjoys working in seaside towns that have potential to “up their game”, which Bognor Regis clearly has in abundance.

Bognor Regis has still to be discovered by a young dynamic entrepreneurial generation who are looking for affordable homes and work spaces and who are looking for the coastal lifestyle. That means that the kind of buildings and spaces that appeal to this community are still available.

In addition there is a once in a lifetime opportunity with the University of Chichester building its new Engineering and Digital Technology Park that will bring over 1000 new students and hundreds of academics to the town to work in Britain’s most dynamic and successful sector. Join in now, it’s always great to be ahead of the curve!

Wayne Hemingway
Owner and founder of world class leading design school HemingwayDesign
INVESTMENTS AT A GLANCE

1. 1,350 homes nearing completion
2. £2.8m town centre public realm improvements completed in 2017
3. £28m relief road and viaduct opened in 2016
4. Up to 5,500 new homes allocated in the emerging local plan to the north and west
5. Gardens by the Sea – new Linear Park and retail/residential units
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INVESTMENTS_ALREADY HAVING AN IMPACT
INVESTMENTS_HAPPENING NOW
INVESTMENTS_FOR THE FUTURE
Investment Prospects in Bognor Regis:

- Rolls-Royce Motor Cars – 30,000sqm Technology and Logistics Centre opened in 2015.
- Enterprise Bognor Regis – 108,500sqm employment space for up to 4,133 jobs.
- £2.5m improvements to Hotham Park including new café.
- University of Chichester new Engineering & Digital Technology Park – £36m investment open in 2018.
- Gardens by the Sea – 3,000sqm Winter Gardens with theatre and cultural hub.
- Butlin’s new £35m leisure and splash pool open in 2018.
- Creative/digital hub – £3m investment and refurbishment of railway station.

BOGNOR REGIS INVESTMENT PROSPECTUS | INTRODUCTION_11
EXISTING AND PLANNED INVESTMENTS ARE ATTRACTION VIBRANT AND FORWARD-THINKING BUSINESSES AND YOUNG PEOPLE. KEY SECTORS ARE PERFORMING WELL AND WILL CONTINUE TO DO SO IN THE FUTURE.

ROLLS-ROYCE MOTOR CARS

The new £40m Technology and Logistics Centre opened in Bognor Regis in early 2016. This 30,000sqm unit is an extension of Rolls-Royce Motor Car’s highly successful premises at nearby Goodwood. The 25 acre site, on the Oldlands Farm Business Park, is part of Enterprise Bognor Regis and employs over 200 people. In 2016 the company recorded its second highest sales in the company’s 113 year history and up 6% on the previous year. A new 10,000sqm extension is to be built, making the Centre the same overall footprint as the company’s HQ at Goodwood.
BOGNOR REGIS NORTHERN RELIEF ROAD

The final section of the Bognor Regis Northern Relief Road opened in March 2016 after five-years of construction. The new £28m relief road, funded by Berkeley Homes, Barratt Homes and David Wilson Homes, will significantly cut traffic congestion in Bognor Regis and supports the delivery of 1,350 new homes. The strategic 4.8km route, linking the A259 at Bersted to the A29 at Shripney, then on to the A259 at Felpham, via a 500m long viaduct (the longest viaduct in West Sussex) already carries over 20,000 vehicles a day.

TOWN CENTRE

£2.8m of partnership funding has supported major improvements to the public realm in the town centre. This is acting as a catalyst for further investment with over £3m of additional improvements in the town achieved from private investments.
The University of Chichester, Bognor Regis is expanding. The University is progressing with ambitious plans to develop their campus, adding to faculties already based in the town such as the business school and performing arts. The £36 million investment will open in 2018 and will deliver a new Engineering and Digital Technology Park for an additional 1,500 students per annum studying science, technology, engineering and mathematics (many living in new student accommodation in the town) by 2021. All of these students will graduate with professional accreditations, as well as practical industry experience.

The University of Chichester Engineering and Digital Technology Park will deliver: 5,900 sqm of accommodation, up to 1,000 sqm of facilities accessible to business and the community, and 160 jobs. The new Technology Park will provide a catalyst for economic growth which will result in delivering an estimated £176 million into the local and regional economy by 2023/24.
THE UNIVERSITY OF CHICHESTER IS INVESTING IN ITS BOGNOR REGIS CAMPUS
Butlin’s in Bognor Regis (owned by Bourne Leisure) has recently been granted permission for a new £35m leisure and splash pool on their seafront site. This is further significant investment by Bourne Leisure on this site after opening the new £25m Wave Hotel and apartments in 2012 and the £20m Ocean Hotel in 2009.

The new indoor pool and lido will have slides, rides, wave pool and an outdoor rapid river ride. The new pool, which will open in 2018, has been described as ‘the best in the country’ and demonstrates the confidence of the company to invest in Bognor Regis. The resort, which has 270,000 visitors a year, is nationally recognised as a customer services centre of excellence and regularly hosts national brands, such as John Lewis and BP at its award winning conference venue.
Creative Digital Hub
Plans for a new creative digital hub at Bognor Regis Railway Station are progressing, with a planned opening later in 2017. Led by West Sussex County Council, the project has been developed with the support of HemingwayDesign in consultation with local creative and digital businesses and is closely linked to the development of the University of Chichester’s expansion at its Bognor Regis campus. The space is being converted into a shared and collaborative workspace where businesses and freelancers can work, share ideas and access business support and training. The hub will provide space for up to 150 workers, with up to 200 businesses being supported through networking and skills activities.

Wayne Hemingway said: “Modern, well equipped creative and digital shared workspaces are having positive impacts for start-up entrepreneurs and growing businesses and the communities they serve worldwide. We aim to make the one in Bognor Regis a great place to work, collaborate and meet clients and serve the growing number of forward-thinking businesses in the area.”

Railway Station
A £2m project to renovate Bognor Regis Railway Station started in spring 2017. The scheme will see the station completely refurbished to make the most of the building’s elegant heritage features. The work will also focus on improving facilities for passengers.
GARDENS BY THE SEA

Arun District Council owns two prime development sites on Bognor Regis seafront. The masterplans for the development of these sites have recently been agreed and the Council is moving forward with delivery of the schemes.

LINEAR PARK - HOTHAMTON CAR PARK

The proposal for this development site includes residential (perhaps incorporating student accommodation), some ground floor retail and cafe/restaurant uses, and replacement parking spaces within a significant piece of public realm. The new park could provide a variety of activities for children and adults in the form of new play area, adult gym and possibly a boule/pétanque pitch. Other uses could include water features, public seating and cycle routes.

“More students, more digital media business, more leisure visitors all point to more spending. The fact is Bognor Regis is changing and the Council must drive the vison and the masterplan. Sitting back and watching from the sidelines is not the role of the Council. As major landowner of these key sites there is a responsibility to lead, direct and encourage further regeneration and investment.” Gillian Brown, Leader of the Council at Arun District Council.
Winter Gardens - The Regis Centre

Arun District Council is taking forward ambitious plans to transform Bognor Regis seafront. The Gardens by the Sea masterplan will include a 3,000sqm Winter Gardens and new theatre/cultural hub.

The bold and innovative proposals will unlock the full potential of Bognor Regis. With over £100m of investment nearby, the time is now right to take this project forward.

As the renaissance of Bognor Regis gathers pace, this iconic seafront site could also accommodate a hotel, a raised seating area around the retail and restaurants to improve views of the sea and possibly a roof garden/performance space above the new theatre. There will also be high quality residential accommodation overlooking the sea with improved landscaping and a pedestrian friendly environment. Improving connectivity between the town centre and the seafront, plus creating an all-weather destination which will attract all year round visitors is fundamental to the proposal.
Enterprise Bognor Regis is the premier commercial development site in Coastal West Sussex. This 70 hectare, mostly greenfield, strategic employment site, located on the northern edge of Bognor Regis, comprises four adjoining sites: Oldlands Farm, Saltbox, the former LEC Airfield and Rowan Park. It can support a mix of employment and business uses such as advanced manufacturing, light industrial, warehousing, offices and small business/studio units.

Enterprise Bognor Regis will provide 108,500 sqm of employment space, offering up to 4,133 jobs in the town when fully developed. The site is well served by local infrastructure, benefitting from the recently completed £28m Bognor Regis Northern Relief Road and planned improvements to the A29 which links to the A27 coastal highway. Utility services are available in close proximity to the sites that will have access to superfast broadband.
A Local Development Order for three of the sites is nearing completion. This will enable prospective occupiers to gain planning permission in as little as four weeks.

Rolls-Royce Motor Cars have been the first to take advantage of this premier business location and have recently been given permission to expand their premises.

Businesses locating in the area can take advantage of a local workforce talent pool that is due to expand with the University’s new and nearby Engineering and Digital Technology Park opening in 2018 – bringing in 1,500 new students a year.
BOGNOR REGIS IS PART OF THE GREAT BRITISH SEASIDE TOWN RENAISSANCE
BOGNOR REGIS
INVESTMENT PROSPECTUS

INSPIRING _ ENHANCING _ INVESTING

BOGNOR REGIS IS PART OF THE GREAT BRITISH SEASIDE TOWN RENAISSANCE

Hotham Park Cafe
A thriving Bognor Regis is integral to the success of the University and the experiences of our students, staff, and graduates.

The University’s Engineering and Digital Technology Park will produce graduates with the skills that the UK economy needs to remain industrially-competitive on a global scale. By 2020 we will deliver 500 new undergraduate and postgraduate places in creative and digital industries, science, technology, engineering, mathematics, and ‘big’ data. Our investment will have a positive impact on the economic strength of the region by increasing the capacity for research and innovation and acting as a catalyst for new businesses and jobs in the key areas of engineering and creative digital industries.

Professor Jane Longmore
University of Chichester Vice-Chancellor
The population of Greater Bognor Regis is 66,620.

The population of the Arun district is projected to grow to 192,301 by 2039.

There were 1,250 apprenticeship starts in Arun district in 2014/15, highest in West Sussex.

The Arun Local Plan identifies 20,000 new homes in Arun by 2031.
Average gross weekly pay of full time workers:

- £420 Workplace
- £481 Residents

Increasing qualification levels between 2010-2014:
- 5% increase in NVQ 4+
- 8% increase in NVQ 3 only
- 3% increase in NVQ 2 only

Arun Economic Activity Rate for people aged 16-64:
- 74.7% in 2015
- 78.3% in 2017

Bognor Regis since July 2011 average property price:
Saw an increase of 32.8%

Commercial rents:
- Older refurbished stock: average £5.00 to £7.00 per sq ft
- Purpose-built trade park schemes: average £10.00 to £12.00 per sq ft

Sources: ADC Emerging Local Plan | Office for National Statistics | Department of Education | Harold Styles Williams | Nomis | Zoopla | Rightmove | Skills Funding Agency Coast to Coast | Capital LEP Economic Assessment 2015
THIS IS living

South Downs National Park, a short distance from Bognor Regis
In Bognor Regis, low house prices have attracted the sailing, windsurfing and kayaking crowd.

It’s also near the South Downs, the cathedral city of Chichester and Goodwood.

Daily Mail
March 2017
Bognor Regis has a reputation for innovation and high quality. Many successful companies choose to base themselves here.
HEIRLOOMS LTD

Heirlooms Fine Linens are based in Bognor Regis. They began manufacturing bespoke linens at workshops in West Sussex in 1984.

Heirlooms work with private clients on five continents, and have longstanding relationships with the world’s leading yacht builders, executive jet manufacturers, interior designers, property developers and boutique hotels. Heirlooms, manufacture all linens in-house, using the finest Italian-woven fabrics, and state-of-the-art embroidery machines built to specification.

URT COMPOSITES LTD

URT has grown to employ a 110-strong team, with 9,000sqm manufacturing facilities and a 1,800sqm machine shop in Bognor Regis.

URT Group is a high-quality manufacturer of composite parts and structures. URT is also an engineering led technical solutions provider. URT works with clients in a wide range of industries: defence, motorsport, automotive and aerospace. URT’s research and development department, led by an Innovations Manager recruited from McLaren Racing, is pioneering new and improved composites production and manufacturing methods.

SOLARTRON METROLOGY

Solartron Metrology, headquartered in Bognor Regis is a world leader in the innovation, design and manufacture of precision sensors for quality control, test and measurement and machine control. Solartron supplies markets, such as aerospace, automotive and electronics, with a global reach. Solartron Metrology distribute their products globally, with over 97% of production being exported.

“WITH ALL THE NEW DEVELOPMENT AND FUTURE PLANS, BOGNOR REGIS IS AN INCREASINGLY EXCITING PLACE TO WORK IN.”

Significant investment has already taken place but there is still scope for further investment, so it is definitely a good time to visit and explore the potential opportunities.

DAVID MARTIN
PARTNER FOR AND ON BEHALF OF STILES HAROLD WILLIAMS PARTNERSHIP LLP (INDEPENDENT COMMERCIAL PROPERTY ADVISOR)
Over the past few years, investment totalling in the region of £280m has helped put Bognor Regis on the map. A further £100m of investment is being delivered across the town on projects, including the University of Chichester’s Engineering and Digital Technology Park, Butlin’s new Splash Pool, new homes, and the railway station refurbishment.

New projects are in the pipeline such as the Councils’ Gardens by the Sea regeneration plans, the Rolls-Royce Motor Cars expansion and the creation of a Creative Digital Hub at the railway station.

Not only is Bognor Regis a great investment opportunity but it also offers an exceptional quality of life. It’s Britain’s sunniest place enjoying 1,902 hours of sunshine a year and benefits from secluded, clean beaches and the nearby beautiful South Downs National Park.

This is a very exciting time for Bognor Regis; the town is enjoying fast-paced regeneration. We invite you to invest in a town that’s a great place to live and to work...be part of the journey.
Bognor Regis is Britain’s sunniest place with 1,902 hours of sunshine a year.