



TO LET

Units 8-10 Apollo Business Park
Cheesemans Lane, Hambrook, Chichester, West Sussex, PO18 8UE



Key Features

- Flexible B1/B8 units from 980-2,195 sq ft, with single & two-storey and combination available
- Available Q1 2026 - Targeting EPC A
- 3.7m ceiling heights - suitable for racking, vehicle lifts, and light industrial use
- Electronically operated sectional doors (3m x 3.9m) and concrete flooring
- Full three-phase electricity, internal/external LED lighting, and leased line fibre broadband
- Secure gated site with twin electric gates, high-security perimeter fencing, and full CCTV coverage
- Extensive parking with allocated and overflow spaces, including 20%+ with EV chargers
- Picturesque setting with strong road links
- Exclusive use of the estate's roof terrace
- Excellent HGV access and strong connectivity to A27, A259, A3, M3, and Nutbourne Station (1.3 miles)





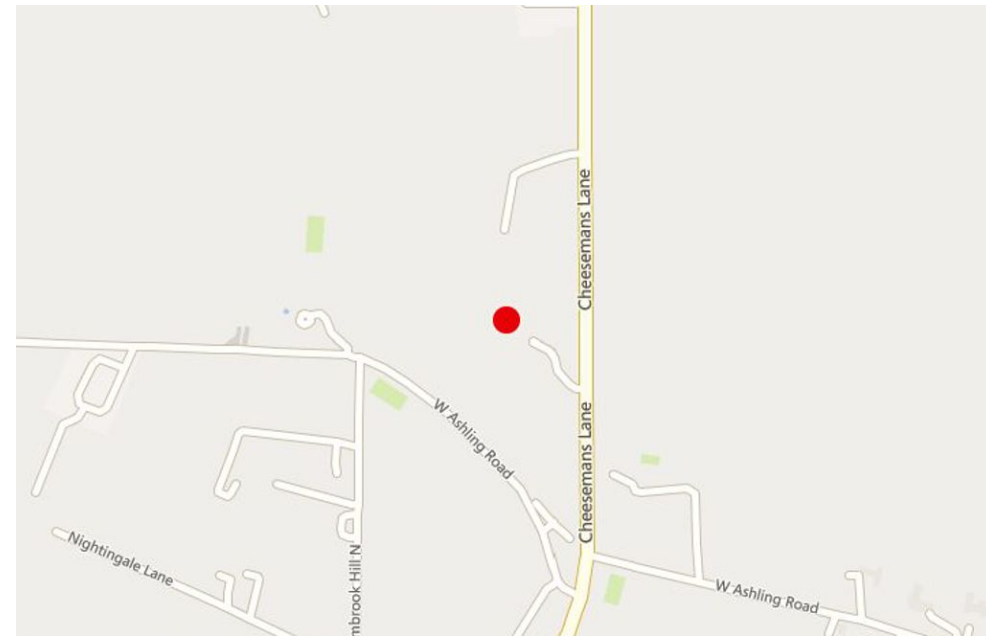
Location & Situation

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 city-based industrial parks. 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.





Description & Accommodation

Apollo Business Park is undergoing a complete and high-quality transformation from a former HQ complex into a brand-new, thoughtfully designed business park. Every visible surface across the site is being replaced - including all groundworks, cladding, glazing, personal access doors, electronically operated sectional loading doors, and insulation - to deliver a modern, energy-efficient development targeting a significantly improved EPC rating.

Each floor benefits from generous ceiling heights of 3.7m, with electronically operated sectional loading doors (3m high x 3.9m wide) at ground floor level, providing excellent access and usability.

The site is enclosed by a high-security perimeter fence and accessed via twin electric gates with a dedicated in-and-out traffic system, making it exceptionally secure and well suited to businesses with higher-value stock or equipment.

The layout allows for excellent HGV access, and parking provision is generous - with over 20% of spaces fitted with EV chargers and overall capacity far exceeding typical, similar estates.

Units 8-10 includes exclusive use and private access to the estate's roof terrace, providing panoramic views of the green countryside.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 8	981	91.13
Unit 8A	1,050	97.54
Unit 9	980	91.04
Unit 9A	1,050	97.54
Unit 10	1,112	103.3
Unit 10A	1,083	100.61
Total	6,256	581.18





Rateable Value

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.

EPC

Targeting EPC A.

Planning

Planning was obtained in 2025 to convert 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.





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Terms

The units are available individually or by way of combinations, for new effectively full repairing & insuring lease terms and rent 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.

Rent & accommodation schedule available on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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6 May 2026

