



FOR SALE

Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL



Key Features

- East Wittering situated eight miles southwest of Chichester
- Hilton Park Industrial Estate is the main estate in the Witterings
- Effectively nine modern units totalling 27,578 sq ft
- Currently part let
- Estate roads and common parts form part of the ownership
- Five of the units are let to four tenants
- The remaining three units are vacant being Units M1, M4 and J (under offer on a leasehold basis)
- Passing rent £163,242 pax assuming Unit J let an ERV for the whole estate is circa £205,000 pax
- Consideration given to selling all of the units together, or individually
- Price on application





Location & Situation

East Wittering is a coastal village in the Chichester District of West Sussex. It is located on the Manhood Peninsula, and lies approximately eight miles southwest of Chichester, and six miles northwest of Selsey. Access to the north of East Wittering is via the A286, which links with the A27 Chichester Bypass to the north.

The subject property forms part of the Hilton Park Industrial Estate, which is situated about half a mile from the centre of East Wittering. The premises are generally positioned within the south-eastern corner of the estate.

Description

Generally, the units are of traditional steel-framed construction, with elevations clad in corrugated single skin metal sheet to full height. Each unit has a minimum eaves eight of approximately 19'7" (6m), with a loading door to the front elevation.

The majority of the units have been fitted with mezzanine floors thereby rendering them two storey in the most part. Outside are concrete-covered loading and car parking areas to the front of the buildings.





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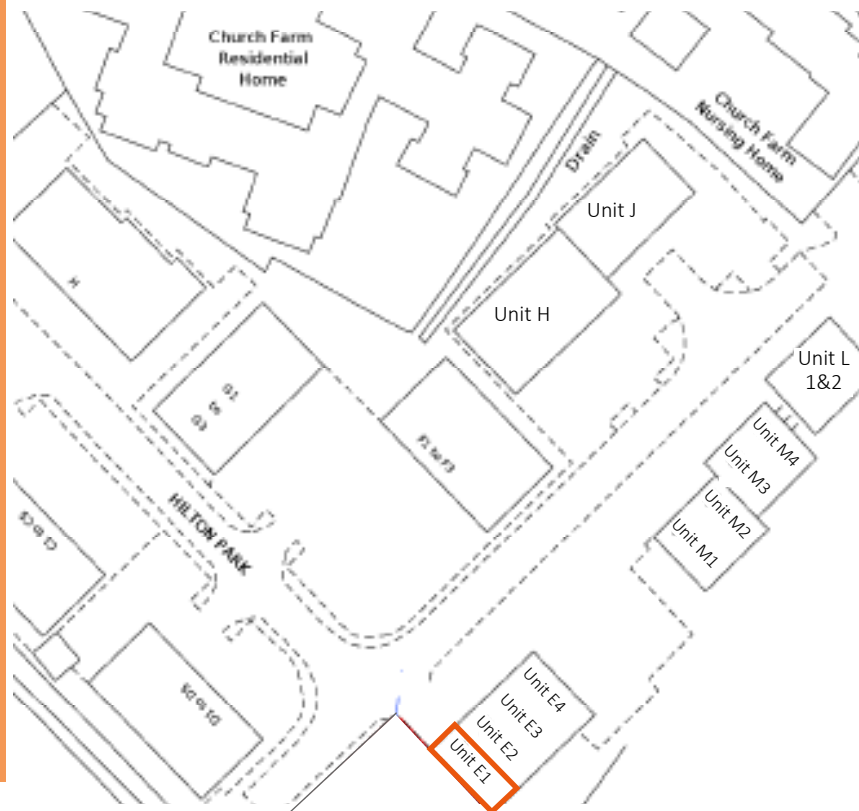
Unit E1, Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL

>> LOCATION MAP

>> EPC C (55)

>> RATEABLE VALUE (2023) - £27,000

**UNDER
OFFER**



Accommodation (GIA)		
Ground Floor	2,194 sq ft	203.85 sq m
Mezzanine Floor	1,894 sq ft	175.93 sq m
Total	4,088 sq ft	379.78 sq m





Unit M1, Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL

>> LOCATION MAP

>> EPC C (53)

>> RATEABLE VALUE (2023) GF - £10,250

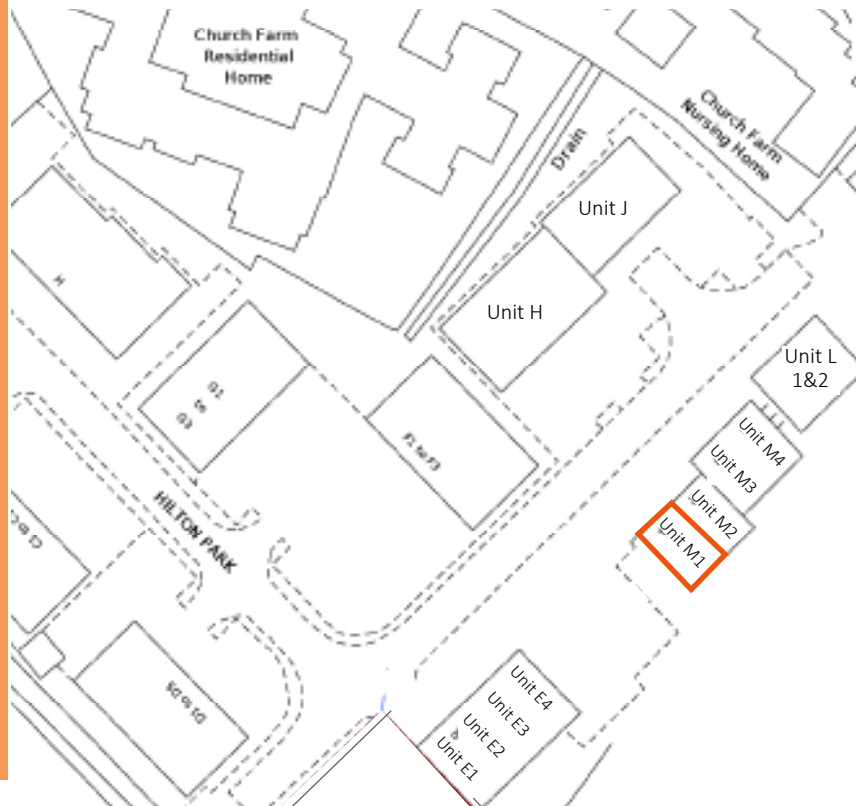
>> RATEABLE VALUE (2023) FF - £9,000

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20,500 per annum exclusive.

Alternatively, our clients may consider a freehold sale of the property, with vacant possession.

Price available upon application.



Accommodation (GIA)		
Ground Floor	936 sq ft	86.95 sq m
Mezzanine Floor	936 sq ft	86.95 sq m
Total	1,872 sq ft	173.91 sq m





Units M2 & M3, Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL

- >> LOCATION MAP
- >> EPC C (55)
- >> RATEABLE VALUE (2023) - £25,500



Tenancy

Tenant

Hardcloud Limited

D&B Rating

N2

Rental Income

£33,000 per annum exclusive

Lease Start & Expiry

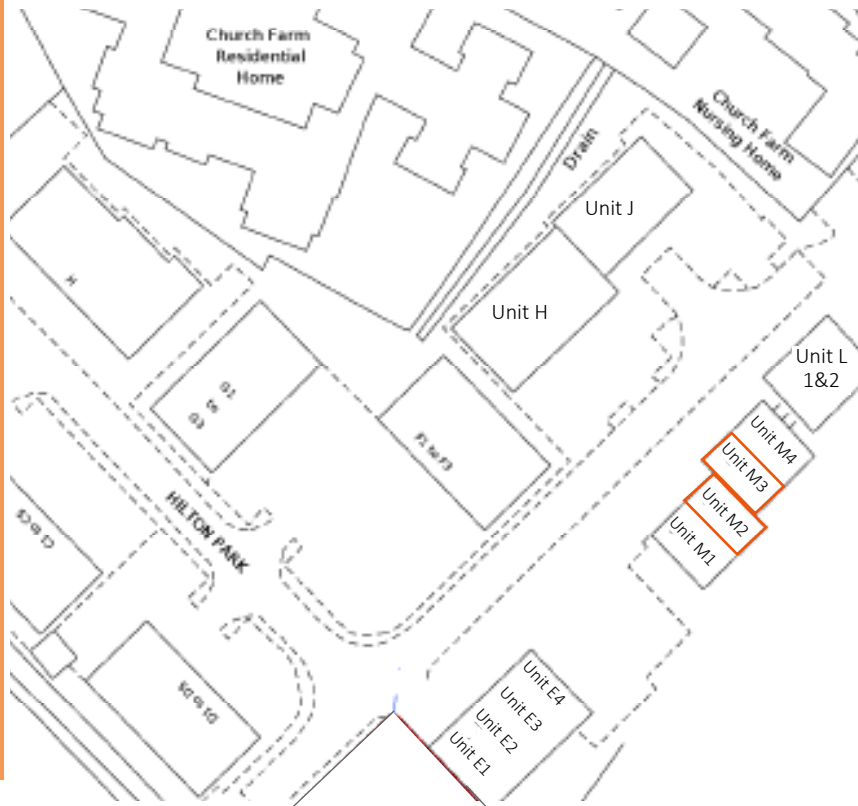
14 December 2021- 13 December 2026

1954 Act Exclusion

Yes

Repair

Full repairing and insuring (subject to SOC)



Accommodation (GIA)		
Ground Floor	1,838 sq ft	170.56 sq m
Mezzanine Floor	1,838 sq ft	170.56 sq m
Total	3,676 sq ft	341.5 sq m





Unit M4, Hilton Park Industrial Estate
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>> LOCATION MAP

>> EPC D (82)

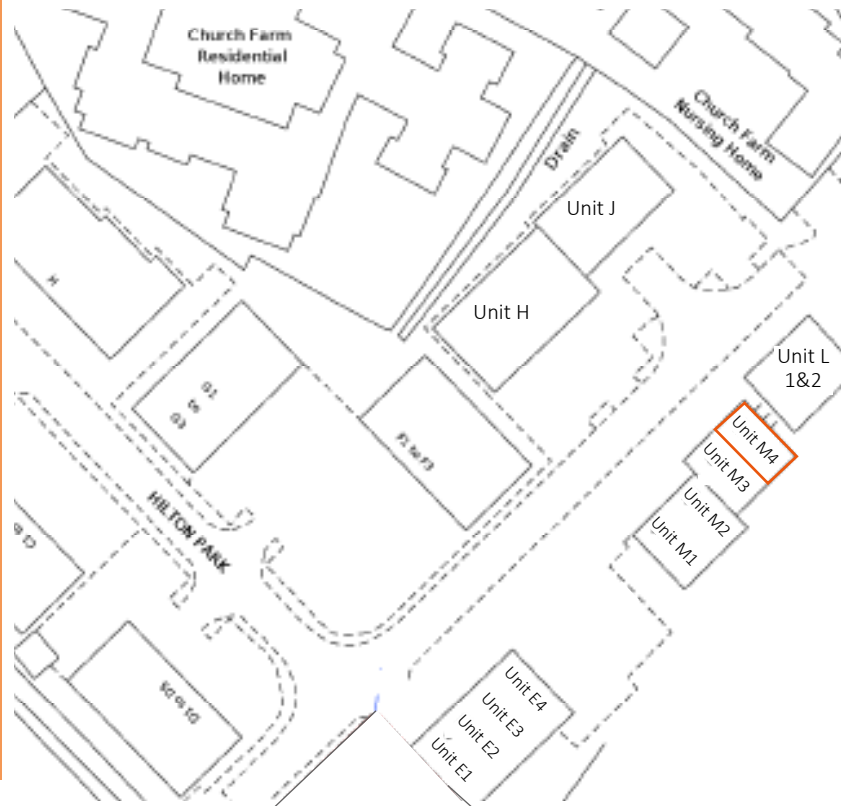
>> RATEABLE VALUE (2023) - £20,500

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20,500 per annum exclusive.

Alternatively, our clients may consider a freehold sale of the property, with vacant possession.

Price available upon application.



Accommodation (GIA)		
Ground Floor	924 sq ft	85.84 sq m
Mezzanine Floor	924 sq ft	85.84 sq m
Total	1,848 sq ft	171.68 sq m





Units L1 & L2, Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL

>> LOCATION MAP

>> EPC C (57)

>> RATEABLE VALUE (2023) - £40,750

Tenancy

Tenant

Stance (Europe) Limited

D&B Rating

N3

Rental Income

£31,992 per annum exclusive

Lease Start & Expiry

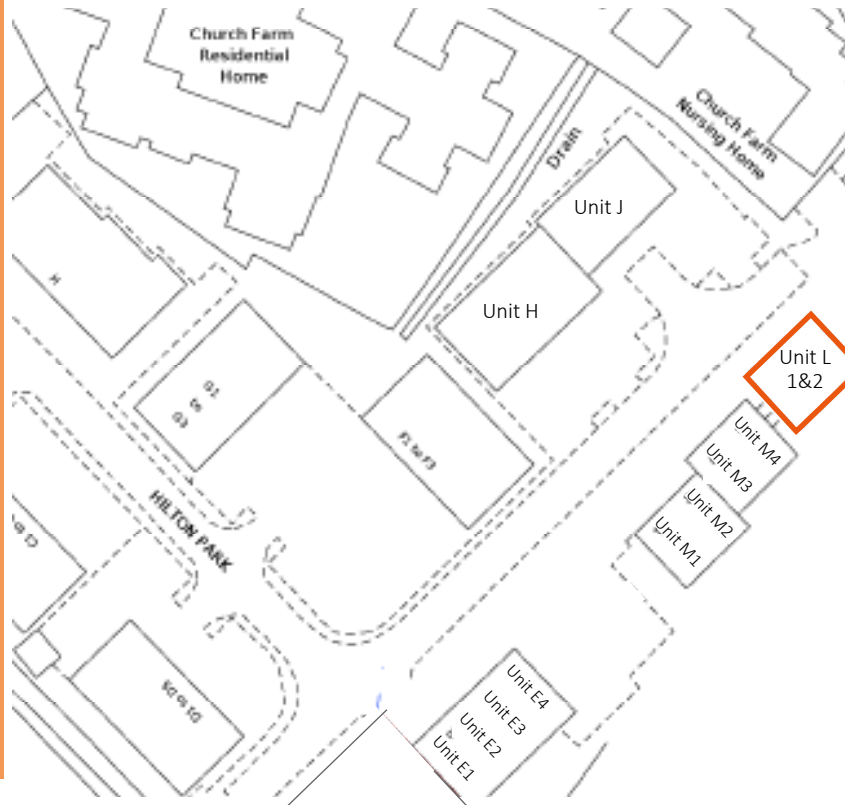
01 January 2020- 31 December 2025

1954 Act Exclusion

Yes

Repair

Full repairing and insuring



Accommodation (GIA)

Ground Floor	1,888 sq ft	175.39 sq m
Mezzanine Floor	1,827 sq ft	169.73 sq m
Total	3,715 sq ft	345.13 sq m





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Unit J, Hilton Park Industrial Estate
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>> LOCATION MAP

>> EPC D (79)

>> RATEABLE VALUE (2023) GF £19,750

>> RATEABLE VALUE (2023) FF £14,750

Tenancy

Tenant

Under offer

D&B Rating

N/A

Rental Income

£50,250 per annum exclusive

Lease Start & Expiry

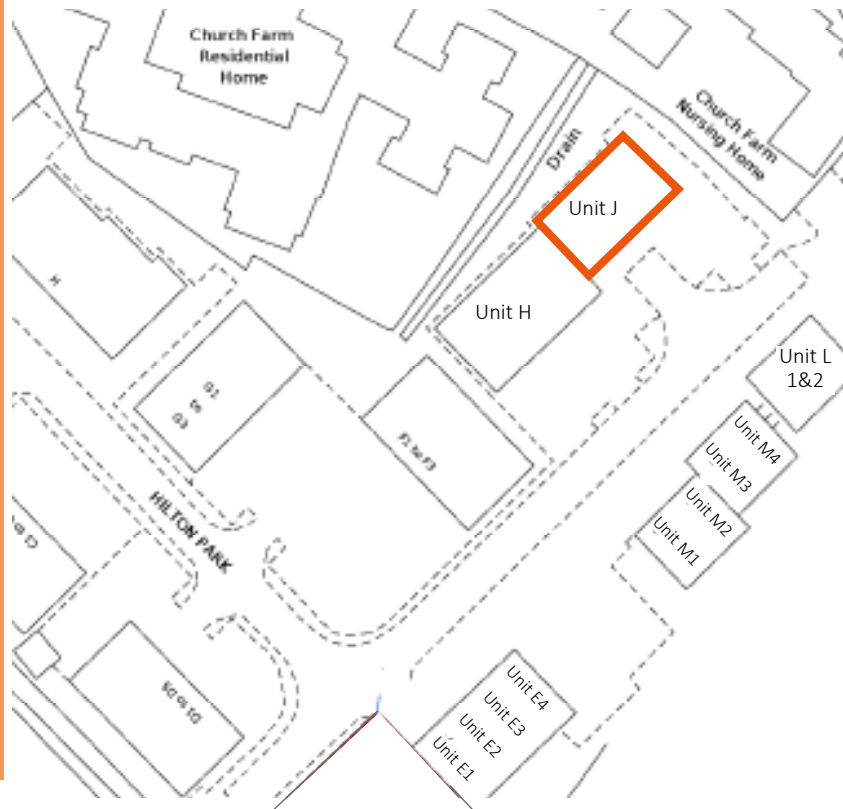
TBC- 10 year lease

1954 Act Exclusion

Yes

Repair

Full repairing and insuring



Accommodation (GIA)

Ground Floor	2,713 sq ft	252.04 sq m
Mezzanine Floor	2,581 sq ft	239.78 sq m
Total	5,294 sq ft	491.82 sq m





Unit H, Hilton Park Industrial Estate
Church Farm Lane, East Wittering, West Sussex, PO20 8RL

>> LOCATION MAP

>> EPC D (87)

>> RATEABLE VALUE (2023) - £46,000

Tenancy

Tenant

Hectic (Europe) Ltd

D&B Rating

1 A3

Rental Income

£48,000 per annum exclusive

Lease Start & Expiry

01 September 2022 - 31 August 2025

1954 Act Exclusion

Yes

Repair

Full repairing and insuring



Accommodation (GIA)

Ground Floor	2,713 sq ft	252.04 sq m
Mezzanine Floor	2,581 sq ft	239.78 sq m
Total	5,294 sq ft	491.82 sq m





Terms

Consideration given to selling the all units together or individually.

Freehold prices on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

All units, except Units L1 & L2, are registered for VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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January 2025

