



FOR SALE

Unit E1, 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
- Terrace industrial unit
- Ground floor 2,194 sq ft Storage/Industrial
- First Floor 1,894 sq ft Offices
- Refurbished and well fitted unit
- Freehold with vacant possession
- Suit owner occupier or investor
- Price £450,000 stc

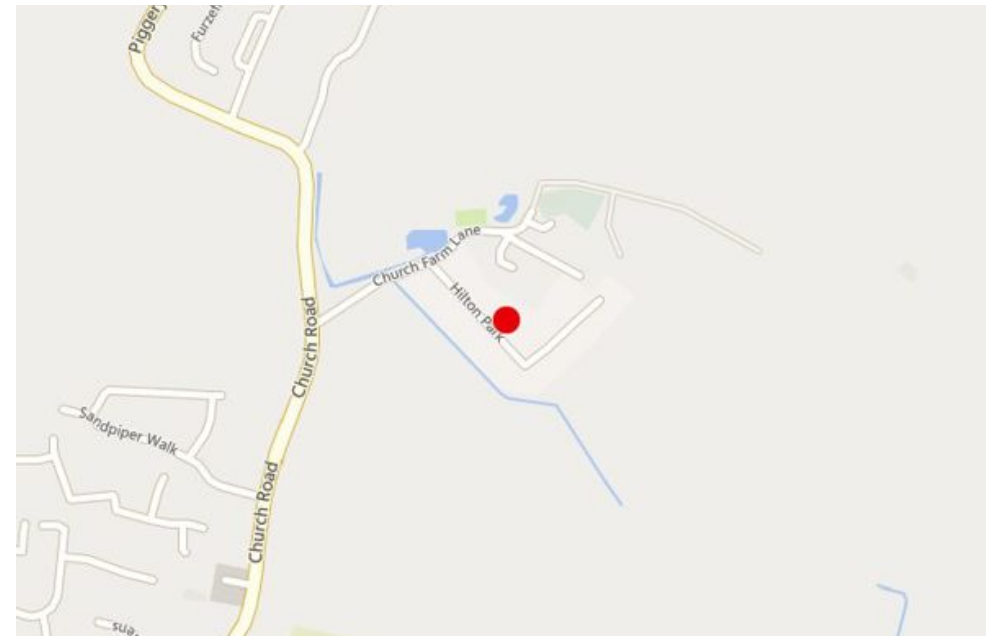




Location & Situation

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

Freehold Industrial / Business Unit

The unit is of traditional steel-framed construction, with elevations clad in corrugated single skin metal sheet to full height.

The unit has a minimum eaves height of approximately 19'7" (6m), with a loading door to the front elevation.

Outside are concrete-covered loading and car parking areas to the front of the building. The accommodation has the following approximate Gross Internal Area (GIA):

Area

Ground Floor - 203.85 sq m (2,194 sq ft)

Mezzanine Floor - 175.93 sq m (1,894 sq ft)

Total - 379.78 sq m (4,088 sq ft)





Rateable Value

Rateable Value (2026): £33,250

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of C (55).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

We have been instructed to market the property with vacant possession and quote a price of £450,000 for the freehold interest subject to contract.

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.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

10 March 2026

