



FOR SALE

**Units H & J, 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
- Estate roads and common parts form part of the ownership
- Terrace of two industrial units
- Both let - passing rent £112,250 pax
- Guide price £1,485,000 stc
- A purchase at this level would reflect a NIY of 7.1% or £120 psf capital overall





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 & Accommodation

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.

Outside are concrete-covered loading and car parking areas to the front of the buildings.

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

Unit J	Sq Ft	Sq M
Ground Floor	2,713	252
Mezzanine Floor	2,581	240
Total	5,294	492

Unit H	Sq Ft	Sq M
Ground Floor	3,752	348
Mezzanine Floor	3,333	310
Total	7,085	658





Rateable Value

Rateable Value - Unit J / GF (2026): £19,75

Rateable Value - Unit J / FF (2026): £14,750

Rateable Value - Unit H (2026): £46,000

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the properties have the following EPC ratings -

Unit J - D (79)

Unit H - D (87)

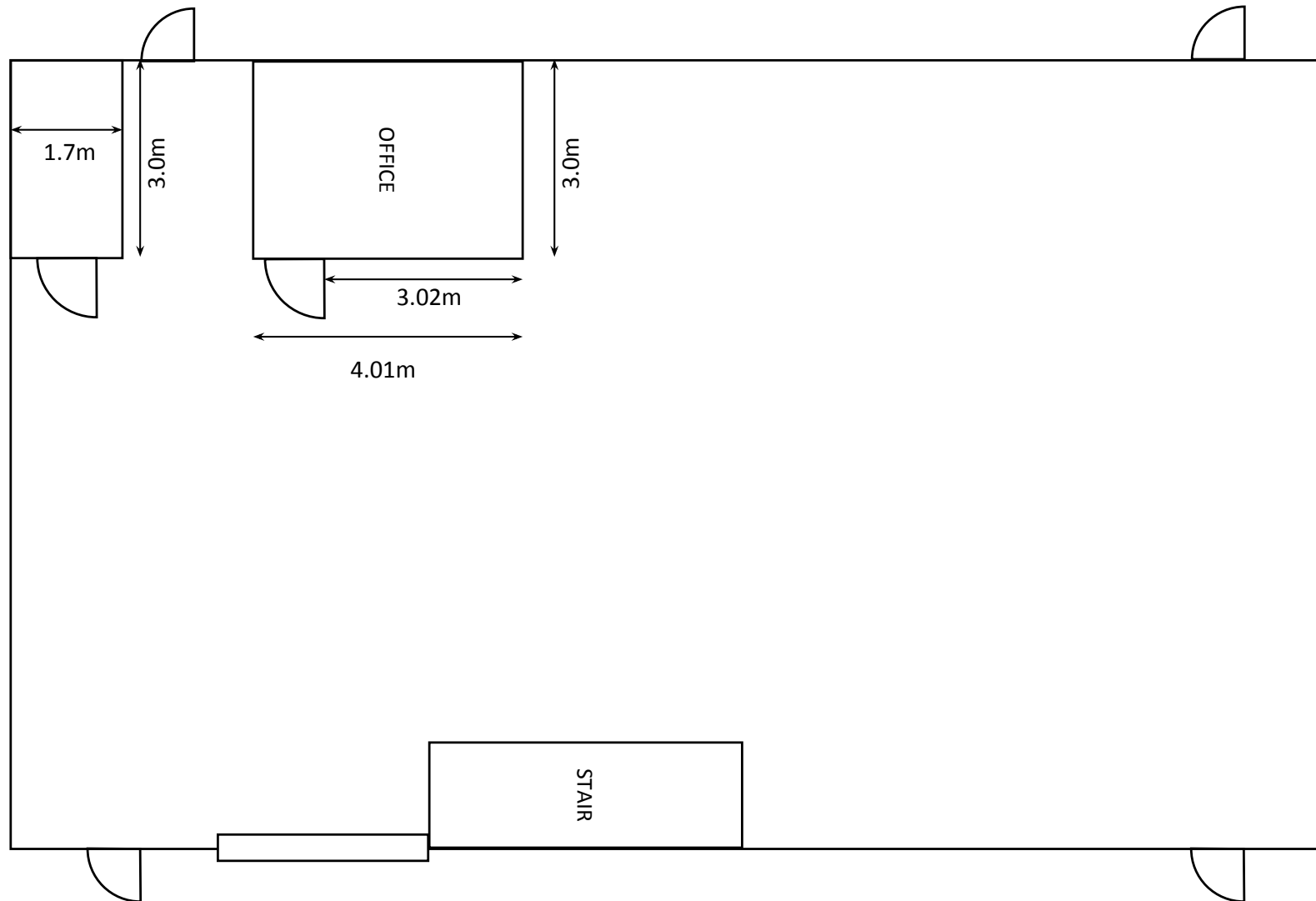
Planning

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

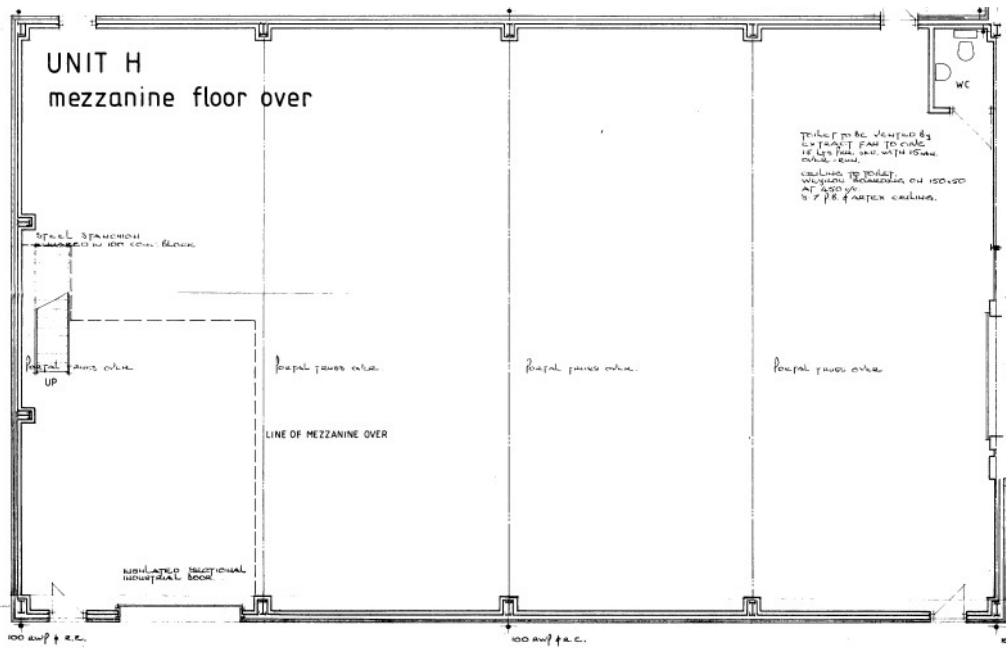
VAT

We understand that the property is elected for VAT and therefore it is assumed that the sale will be treated by way of a Transfer of A Going Concern (TOGC).

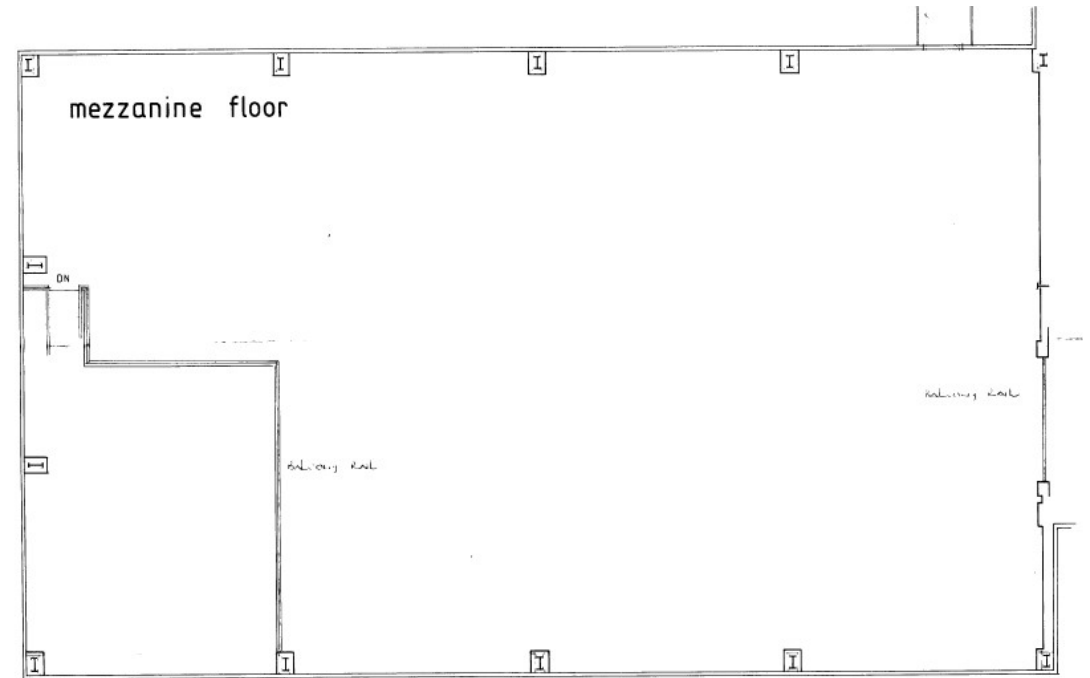




FLOOR PLAN - UNIT J For identification purposes only



Ground Floor



First Floor

FLOOR PLAN - UNIT H For identification purposes only



Terms

We have been instructed to market the property for the freehold interest at a guide price of £1,485,000 subject to contract and the tenancies below.

Unit H is currently let to Hectic (Europe) Limited, until 31 July 2026, at a rent of £62,000 per annum exclusive. The tenant has a rolling break after 01 December 2025.

Unit J has been recently let to Seven Sussex Ltd at a rent of £50,250 pax for a term from 4th April 2025 expiring 3rd April 2035 on a FRI lease with a rolling tenant only break from the 5th anniversary onwards subject to six months notice. There is a rent review on an upwards only basis to open market at the 5th anniversary of the lease being 4th April 2030. The lease has protection under the 1954 Landlord and Tenant Act.

Therefore the total passing rent is £112,250 per annum exclusive. A purchase at this level would reflect a NIY of 7.1% or £120 psf capital overall.

Legal Fees

Each party to bear their own legal costs incurred.

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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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.

May 2025

