

Unit E2, Hilton Park, Church Farm Lane
East Wittering PO20 8RL



FOR SALE

■ **Modern Warehouse Unit**
Total 273 sq m (2,942 sq ft)

■ **Key Features**

- Car parking
- Ground floor 1,642 sq ft
- Internal mezzanine floor 1,300 sq ft
- Established industrial estate
- Refurbished modern unit
- Good natural light within warehouse
- Max eaves height 6.0m
- Loading door 3.2m x 3.2m
- Freehold, subject to vacant possession
- Price £240,000 stc
- No VAT



Location

East Wittering is located seven miles south of Chichester via the B2179 and the A286 Birdham Road.

The town benefits from a good range of shops and easy transport links. It is situated close to Bracklesham Bay on the west side of the Manhood Peninsula and is bordered by the towns of Selsey and West Wittering.

Description

Unit E2 comprises a modern warehouse unit, with an internal mezzanine floor. The building is of block construction with a concrete slab floor. The roof appears to be insulated steel profile sheeting. The internal eaves height is 6.0m, reduced to 2.5m under the mezzanine. Access to the unit is via a single loading door, 3.2m by 3.2m and the side door. There are two dedicated car parking spaces.

Accommodation

We are informed that the accommodation has an approximate net internal floor areas of:

Ground Floor Warehouse	152.5 sq m	1,642 sq ft
Mezzanine	120.8 sq m	1,300 sq ft
Total	273.3 sq m	2,942 sq ft

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

EPC

EPC rating D.

Viewings and Further Information

Please contact the sole agents Flude Commercial:

Via email at chichester@flude.com

Telephone on **01243 819000**



Terms

We have been instructed to market the property with vacant possession at a price of £240,000 for the freehold interest subject to contract.

The estate service charge is currently £780 per annum and building insurance is £412.50 per annum.

VAT

We understand that the property is not elected for VAT.

Business Rates

Rateable Value (2017): £18,000.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

29 March 2018

Location Plan



East Wittering
Business Centre

