



FOR SALE

Unit F1
Hilton Park, East Wittering, Chichester, West Sussex, PO20 8RL



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Key Features

- Available with vacant possession
- Hilton Park Industrial Estate is the main estate in the Witterings
- End of terrace position
- Roller shutter approx. 3.21m H x 3.42m W
- 3 phase power
- Mezzanine Floor
- Recently redecorated
- Allocated onsite parking
- Short drive from Chichester and the A27
- For Sale - £295,000

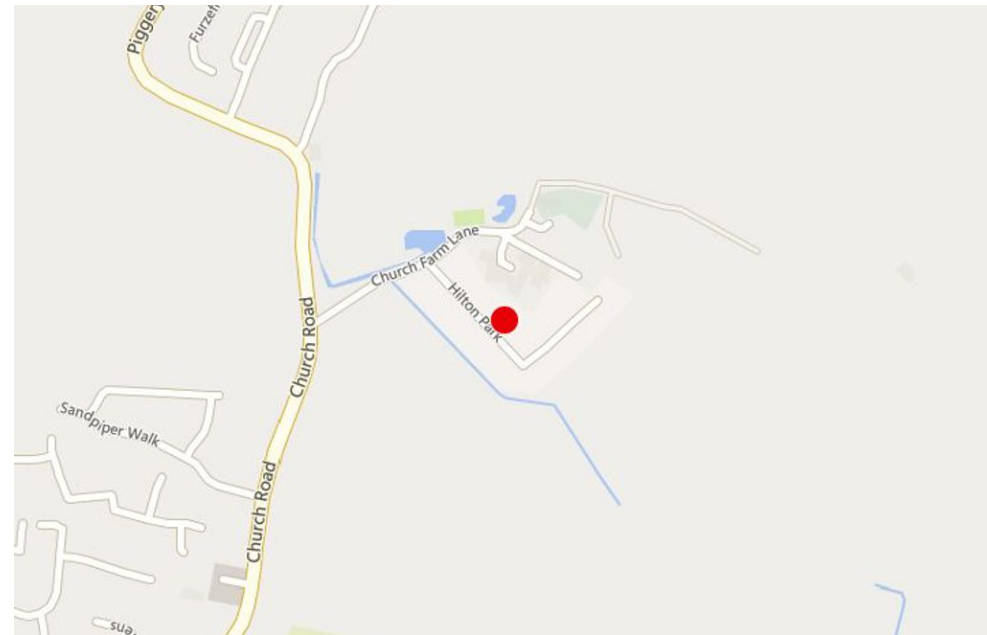




Location & Situation

East Wittering is a scenic coastal town popular with tourists and locals of the surrounding areas. The town benefits from a good range of shops and easy transport links across the wider Chichester district. It is situated close to Bracklesham Bay on the west side of the Manhood Peninsula and is bordered by the town of Selsey and West Wittering. Chichester is located approximately seven miles to the north east via the B2179 and the A286 Birdham Road.

The premises are located approximately 1 mile from the popular Witterings beach.





Description & Accommodation

The property comprises of an end of terrace Light industrial/Warehouse property. Constructed of steel portal frame, under a pitched profile sheet roof, the unit benefits from eaves of approx 5.18m to 6.8m (when removing the mezzanine), roller shutter loading door (3.21m H x 3.42m W), 3 Phase power, concrete flooring, W/C & Kitchenette, strip lighting and allocated on site parking.

The property sits at the Eastern end of the terrace, and has been recently redecorated externally.

There were previously windows at ground and first floor levels on the Eastern elevation, which may be possible for a purchaser to re-instate in future (subject to any necessary consents).

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

Area	Sq Ft	Sq M
Ground Floor Warehouse	1,098	102
Ground Floor Lobby & W/C	90	8.36
First Floor Mezzanine	1,091	101.35
Total	2,189	203.36





Rateable Value

The property will need to be reassessed, as the current assessment of £31,250 includes the adjoining Unit F2.

Interested parties will therefore need to make their own enquiries as to potential rateable values.

EPC

We understand the property has an EPC rating of C.

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 at a guide price of £295,000 for the freehold interest.

We understand that the current year's service charge is approximately £699.95 pax and the building insurance is tbc.

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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4 June 2026

