

Former EDF Car Park
Southdownview Road, Worthing
BN14 8NH

FOR SALE
Approx. 2.45 acres (1 ha)

PRIME DEVELOPMENT SITE WITH LIGHT INDUSTRIAL CONSENT

OTHER EMPLOYMENT USES ARE LIKELY TO BE CONSIDERED STP



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gsk
GlaxoSmithKline

Nordell

FermionX

Rayner

BOOKER
WHOLESALE

HOWDENS

SCREWFIX

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The site is included within the East Worthing Industrial Estate and Broadwater Business Park. A rare opportunity to develop a new build site where there is a lack of supply and strong demand.

Second hand rents in Dominion Way are currently achieving £11-£12 psf. Occupiers such as SIG Roofing, Wickes, Nordell Limited, Williams Trade Supplies, Rayner, Glaxo Smith Kline, Screwfix, Howdens, Stamco and Bookers Wholesalers are located close by.



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WORTHING

Location

The site is accessed via an existing access drive from Southdownview Road, approximately 75 metres from the junction with Dominion Road. The site is well located approximately 16 miles to the east of Chichester and 13 miles to the west of Brighton.

Drive Times

Location	Time
London	2hrs
Southampton	1hr 45mins
Heathrow	1hr 30mins
Gatwick	40mins
Chichester	40mins
Brighton	30mins

Artist Impression of indicative scheme.



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The Site

The subject site comprises a plot of approximately 2.45 acres (1 ha). The site currently consists of a surfaced car park to the rear of the former EDF offices (located on the east side of Southdownview Road). The site narrows to the rear part of the site. There are mature trees to the far north-eastern corner of the site.

The below drawing provides an indicative scheme that planning has been granted for 3 buildings providing 11 Light Industrial units (Class E(g)) under application AWDM/0056/22. The scheme was submitted by HNW Architects of Chichester.

Unit	Area (Sq M)	Area (Sq Ft)
Unit 1	831	8,945
Unit 2	387	4,166
Unit 3	290	3,122
Unit 4	580	6,243
Unit 5	343	3,692
Total	2,431	26,168
Parking	97 spaces	
Cycles	48 spaces	

The below drawing provides an indicative scheme that could be delivered through the outline consent granted under planning application AWDM/1008/19.



Unit	Area (Sq M)	Area (Sq Ft)	Unit	Area (Sq M)	Area (Sq Ft)	Unit	Area (Sq M)	Area (Sq Ft)
Unit 1	329	3,541	Unit 5	259	2,788	Unit 9	259	2,788
Unit 2	329	3,541	Unit 6	259	2,788	Unit 10	361	3,885
Unit 3	329	3,541	Unit 7	259	2,788	Unit 11	291	3,132
Unit 4	329	3,541	Unit 8	259	2,788			

Total GIA 3,303 35,550

Planning/Plans

The planning was gained by ECE Planning and the drawings by HNW Architects.



Proposal

Offers are invited on a conditional or unconditional basis.

Contacts

For further information or to arrange an inspection please contact the following:

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