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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Former EDF Car Park

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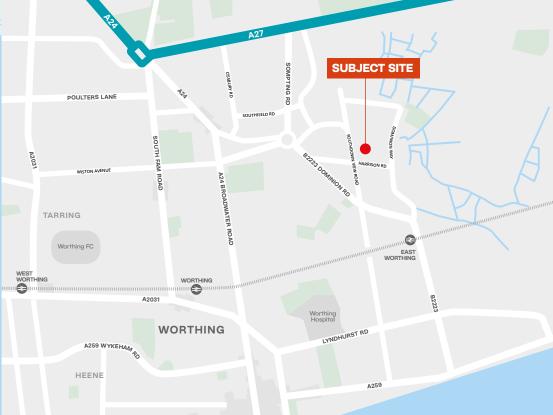
Artist Impression of indicative scheme.

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



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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			
U∩it 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)
U∩it 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	U∩it 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

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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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