

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



Prime Development Site with Light Industrial Consent
Other Employment Uses Are Likely To Be Considered STP



Former EDF Car Park Southdownview Road, Worthing, BN14 8NH

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.



BOOKER
WHOLESALE

Nordell

Williams
Trade Only Plumbing & Heating Supplies

Wickes

SCREWFIX

Stamco
TIMBER

Rayner

HOWDENS

SIG ROOFING

gsk
GlaxoSmithKline

Former EDF Car Park Southdownview Road, Worthing, BN14 8NH



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.



Prime Development Site with Light Industrial Consent

Other Employment Uses Are Likely To Be Considered STP

The Site

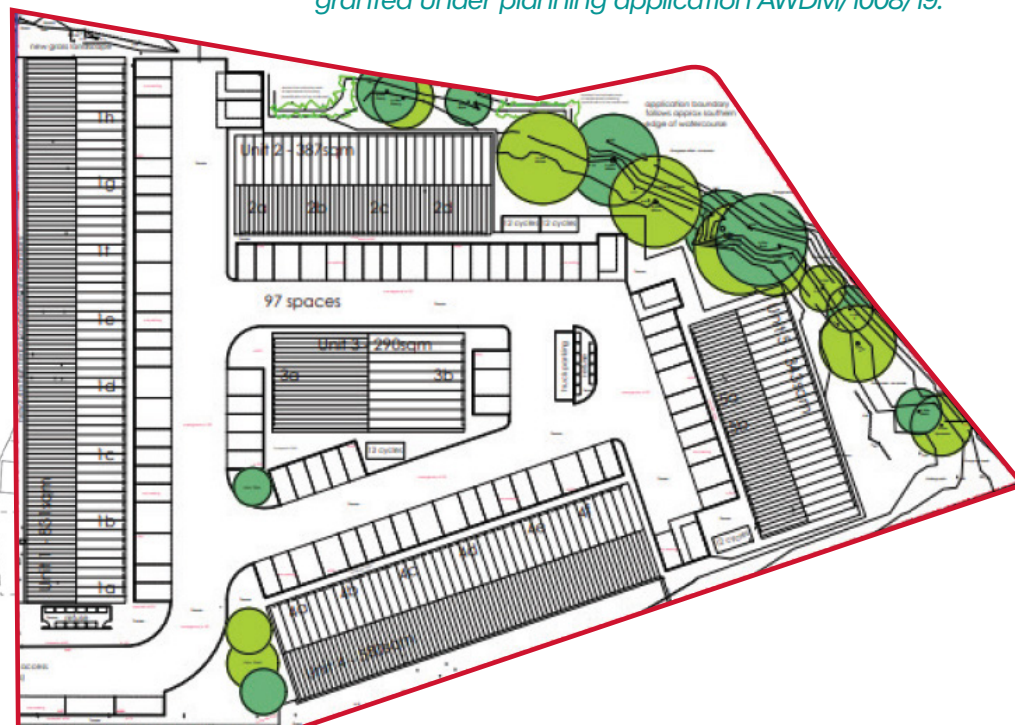
The subject site comprises a plot of approximately 2.45 acres (1 ha). The site currently consists of a surfaced car park to the rear of the former EDF offices (located on the east side of Southdownview Road). The site narrows to the rear part of the site. There are mature trees to the far north-eastern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

Former EDF Car Park Southdownview Road, Worthing, BN14 8NH

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:

Luke Mort
lmort@lsh.co.uk
0759 138 4236

Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Elise Evans
evans@lsh.co.uk
07703 393120

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Lambert Smith Hampton, their clients and any joint agents give notice that They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert Smith Hampton have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise. March 2023. Designed and produced by Creativeworld. Tel: 01282 858200