



TO LET

The EWA Building
Ellis Square, Selsey, PO20 0AY



Key Features

- Mixture of accommodation
- Secure gated site
- Well presented, fully fitted offices (Ground or First floor available)
- Detached Workshop
- Additional storage unit
- Approx 5,000 sq ft of yard
- 3 Phase power to the workshop
- Available by way of new lease terms to be agreed
- Floodlights & CCTV



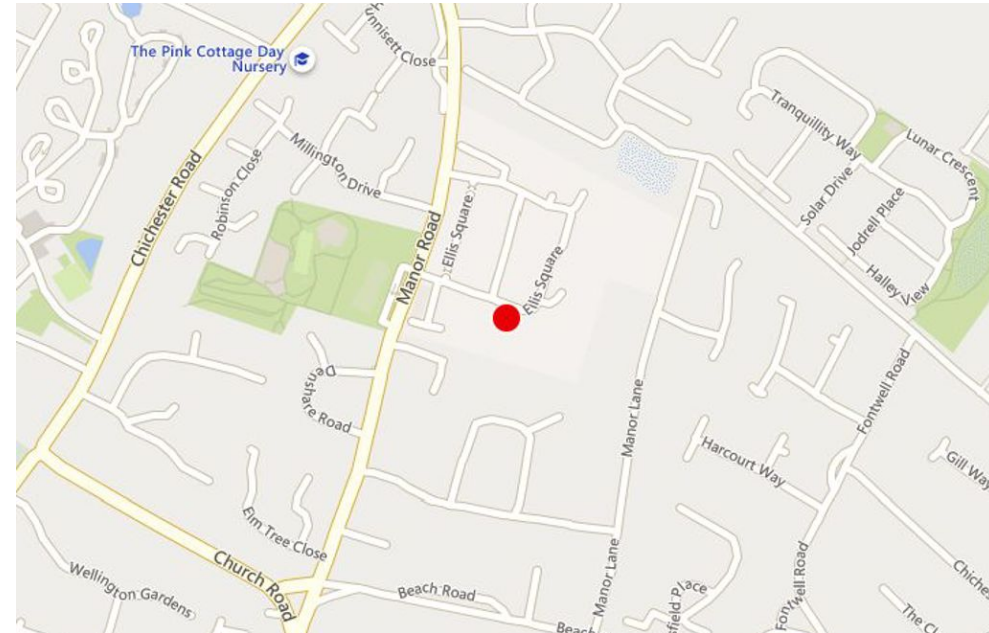


The EWA Building
Ellis Square, Selsey, PO20 0AY

Location & Situation

Selsey is a small town situated eight miles from the historic cathedral city of Chichester and seven miles west of Bognor Regis. The town is well connected by roads with the B2145 giving direct access to Chichester and from there the A27 provides quick access to the east and west.

The site itself is situated at the southern end of Ellis Square with immediate occupiers on the road including Screwfix, Between the Lines and Domestic Blind Systems.





Description & Accommodation

The property consists of a secure gated site, for many years occupied by a firm of civil engineers. The site comprises a two storey office building with fully fitted offices & amenities, a detached warehouse, further separate store and a large concrete service yard.

Amenities onsite include, but are not limited to; Carpeted offices, LED lighting, Gas central heating, W/Cs & Kitchen facilities, upvc double glazing.

The warehouse also has the benefit of a roller shutter loading door, 3 Phase power, concrete flooring, translucent roof panels, minimum eaves of 4.52m and 5.43m maximum eaves.

Externally a demised area within the yard will be created, allowing ample circulation space.

The accommodation has the following approximate floor areas (GIA/GEA/IPMS-3):

Area	Sq Ft	Sq M
Ground Floor	1,123	104.33
Workshop	1,680	156.07
Store	434	40.32
Yard	5,000	464.5
Total	3,237	300.72





Rateable Value

The site is currently rated as one, with a rateable value of £39,500.

The business rates may therefore need to be reassessed upon splitting of the site, for which further information is available upon request.

EPC

To be provided.

Planning

We understand the site benefits from B1(b) / B1(c) & B8 consent, now E(g)(ii), E(g)(iii) & B8.

Alternative uses may be considered on a case by case basis and subject to any necessary consents.

Occupiers should make their own enquiries as with regards to their required consent.





The EWA Building
Ellis Square, Selsey, PO20 0AY

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

*The current tenants are to remain in one floor of the office building, with an allocated area of yard to the North East of the site. The remainder of the site (offices, workshop, store + further yard) are available to lease with a guide rent: £37,000 per annum exclusive.

The tenants will be responsible for a fair portion of the buildings insurance per annum.

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:

Brandon White
b.white@flude.com
01243 929141

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

9 September 2025

