

COMMERCIAL UNITS AT BIRDHAM POOL MARINA, BIRDHAM SHIPYARD, CHICHESTER, PO20 7BG



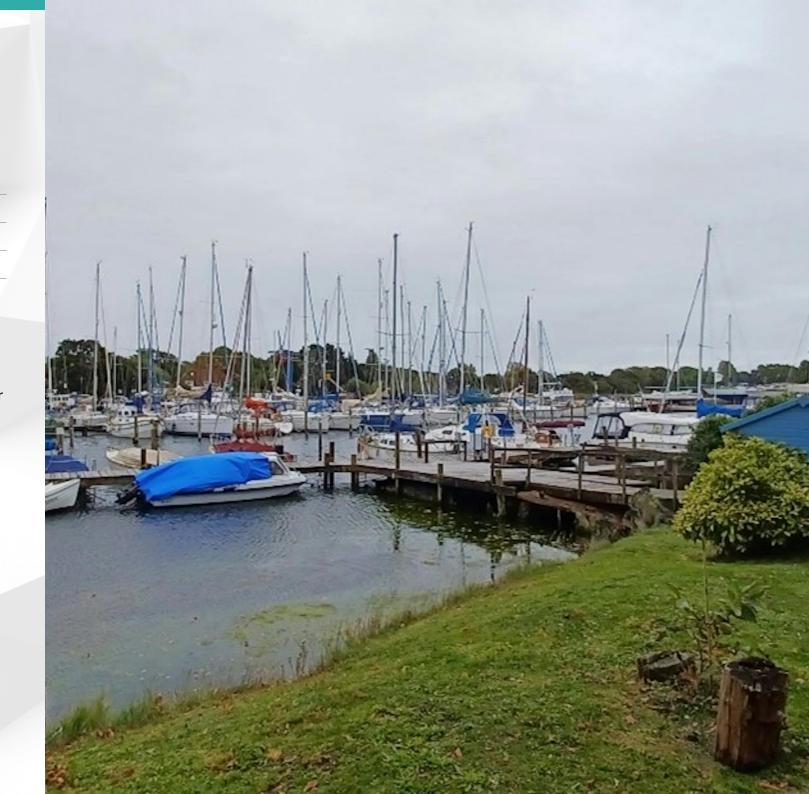
COMMERCIAL UNITS TO LET 270 TO 1,157 SQ FT (25.08 TO 107.49 SQ M)

Summary

Commercial Units at Birdham Pool Marina to Let

Available Size	270 to 1,157 sq ft
Rent	Rent on application
Business Rates	Upon enquiry
EPC Rating	Upon enquiry

- On-site café
- Free parking
- Secure marina with CCTV
- Good transport links to Chichester City Centre
- On-site boat salesperson and repair shop
- Commercial workshops and offices available on flexible terms



Location

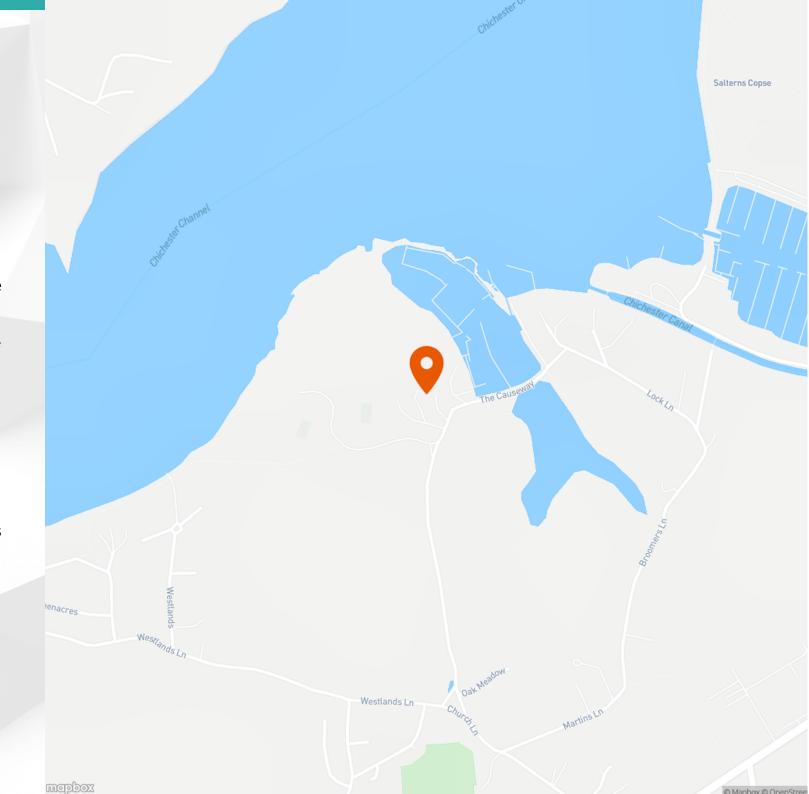


Commercial Units at Birdham Pool Marina Birdham Shipyard, Birdham, Chichester, PO20 7BG

Opening in 1937, Birdham Pool Marina is one of the oldest marinas in the country and located in Chichester Harbour on the south coast.

Chichester Harbour sits within an Area of Outstanding Natural Beauty, benefitting from diverse landscapes and wildlife making it an appealing destination for many in the fishing, boating and tourism industries.

The marina is a convenient 20-minute walk from Birdham Village which benefits from a variety of amenities and eating establishments. Chichester city centre is also approximately a 15-minute drive away and is accessible by public transport.



Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 8	270	25.08
1st - Unit 13	533	49.52
2nd - Unit 13 Loft	354	32.89
Unit - Unit 16	212	19.70
Total	1,369	127.19

Description

There are three commercial units available on flexible lease terms that could be used for a variety of uses. Unit 8 & 16 are ground floor properties that could be used as a workshop or for storage. Unit 13 is a first floor office property with a loft above that can be used for storage.

Terms

New lease direct from the landlord to be negotiated between the parties.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Viewing is by prior appointment through agents Vail Williams or landlord Aquavista:

David Gordon:

Tel: 01243 512 310

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Matt Waite:

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Unit 8







Unit 13







Area Photos









Enquiries & Viewings



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