



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

David.gordon@aquavista.com

Matt Waite:

Tel: 07780 749 718

mwaite@vailwilliams.com



Unit 8



Unit 13



Area Photos





Enquiries & Viewings



Matt Waite

mwaite@vailwilliams.com

07780 749 718

07780 749 718

