



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

OFFICE / INDUSTRIAL / WAREHOUSE TO LET
237 TO 887 SQ FT (22.02 TO 82.40 SQ M)



Summary

Commercial Units at Birdham Pool Marina to Let

Available Size 237 to 887 sq ft

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.





Shower & Toilet

UNIT 13

rbmar

Further Details

Description

There are two commercial units available on flexible lease terms that could be used for a variety of uses.

Unit 7 is a ground floor property that could be used as a workshop or for storage. The space measures 237 sqft and is available for £2,800 per annum

Unit 13 is a first floor office property with a loft above that can be used for storage. The space measure 887 sq ft, this is split between 533 sq ft of office space on teh first floor and 354 sqft of storage above. Available for £7,500 per annum.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Unit 13	887	82.40	£7,500 /sq ft
Total	887	82.40	

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

Strictly via private appointment through Sole Agents Vail Williams







Enquiries & Viewings



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