



TO LET

Secure Yard / Open Storage, Littlehampton Marina
Ferry Road, Littlehampton, BN17 5DS



Key Features

- Close proximity to the A259
- Secure gated yard
- Tarmacked
- Lighting across the site
- Consideration will be given to splitting
- New lease terms to be agreed - flexible terms available
- Short walk from Littlehampton railway station & town centre
- Container storage businesses not permitted





Location & Situation

Littlehampton is a seaside town, within West Sussex located on the South Coast. It is conveniently located along the A27 south coast trunk road.

The Marina is located on the west bank of River Arun on the West Sussex coastline. Located just a short walk away from the railway station and Littlehampton Town Centre.

The A259 is located 0.75 miles West of the site, with the A27 four miles north.





Description & Accommodation

The site is rectangular in shape, accessed from Ferry Road and has recently been used for storage of motorhomes and campervans. The site is accessed via secure electric gates, is tarmacked throughout with lighting and secure fencing around the perimeter of the site.

Water & Electricity is available, with costs charged by to tenants on meters. Estate lighting and servicing maintenance of the main security gate is covered by the landlords.

Consideration will be given to letting to the site to one single occupier or, the landlord may split the site into three smaller yards (or further if required).

The accommodation has the following approximate floor areas (GEA):

Possible splits:

Area	Sq Ft	Sq M
North Yard	12,590	1,169.65
Middle Yard	22,445	2,085.21
South Yard	14,461	1,343.47
Total	49,496	4,598.33

Total Site: Approx 77,100 sq ft (7,162.83 sq m).





Rateable Value

To be assessed.

Planning

Open storage uses will be considered.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

New lease terms to be agreed and negotiated with either long or shorter terms available.

The landlord has a standard legal agreement for the estate therefore offering 'easy in / easy out' opportunities.

Main yards - Rent on application

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.

April 2025

