



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

TO LET

OPEN SECURE STORAGE

Key Features:

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





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Location

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.

Accommodation

The accommodation comprises of a self contained L-shape yard, with an approximate GEA of 6,025 sq ft (559.741 sq m).

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, at a rent of £18,000 per annum (VAT not applicable).

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

Business Rates

To be assessed.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

March 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

