



TO LET

Unit A4
Chichester Marina, Chichester, West Sussex, PO20 7EJ



Key Features

- New carpeting to be fitted
- Picturesque waterside location
- Up and over roller shutter door
- First floor offices / storage
- On site parking for 5 vehicles with additional visitors parking available
- Variety of on-site marine services
- Rent £14,860 pax
- On site restaurant & café amenities
- Marine related uses only





Location & Situation

Chichester Marina is located in Birdham surrounded by picturesque countryside, adjoining the Fishbourne canal and situated approximately 3.5 miles south of Chichester, off of the A236 Birdham road. The A27 major trunk road is 3 miles to the north and adjoins the M27 to the West, also providing access to Brighton & the A23 to the East.

Chichester Marina is a modern and well-equipped marina with over 1,000 berths, making it one of the largest marinas on the south coast of England. The Marina has excellent facilities for boat owners and visitors, including boat repairs and maintenance, fuel, water and electricity hookups. Further to this the Marina also boasts a restaurant & café overlooking the water, along with an array of marine businesses, yacht club and sailing school.





Description & Accommodation

The unit comprises of a trade counter unit formed over ground and first floor levels. The ground floor is accessed via a manual up and over roller shutter door to the rear and pedestrian entrance to the front.

The workshop and trade counter/office element is currently separated by a partition wall, which could be removed to provide additional workshop space if required. The unit is well presented, having been redecorated throughout and will benefit from new carpeting, suspended ceilings with inset lighting, electric heating and perimeter trunking.

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

Area	Sq Ft	Sq M
Ground	1,010	93.83
First	476	44.22
Total	1,486	138.05





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Rateable Value

Rateable Value (2023): £22,000

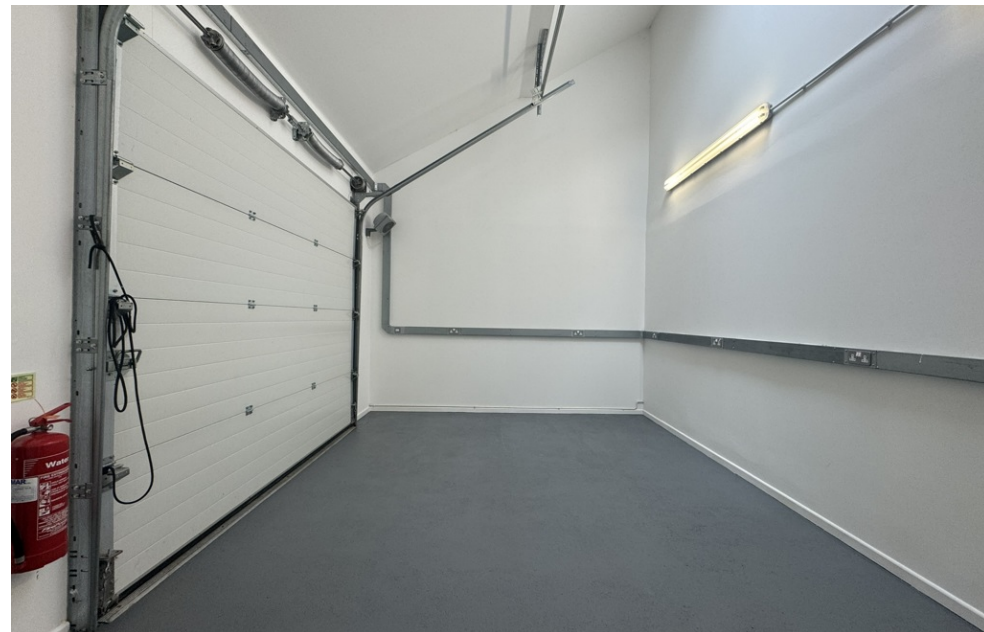
Further information available on rates payable and the upcoming revaluation date, on request.

EPC

We understand the property has an EPC rating of B (29).

Planning

Unit A4 is restricted to marine related uses only. Prospective tenants must therefore feel comfortable their business has a marine link.





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £14,860 per annum exclusive.

The service charge, which contributes towards estate management, is currently £4,799 per annum and includes the building insurance for the premises.

A rent deposit equivalent to 3 months headline rent will be required.

Rent reviews to be agreed.

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:

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4 August 2025

