



TO LET

Offices, Northshore Boatyard
Itchenor, Chichester, West Sussex, PO20 7AY



Key Features

- Under new ownership
- Picturesque surroundings
- Variety of office accommodation available from 100 sq ft up to 1,800 sq ft
- Mixture of sympathetically refurbished historic buildings and modern counterparts
- Vaulted ceilings and triple aspect, providing great natural light
- Flexible 'easy in/'easy out' terms available
- On site car parking
- On site waterside café on site
- Fibre to cabinet
- Viewings encouraged



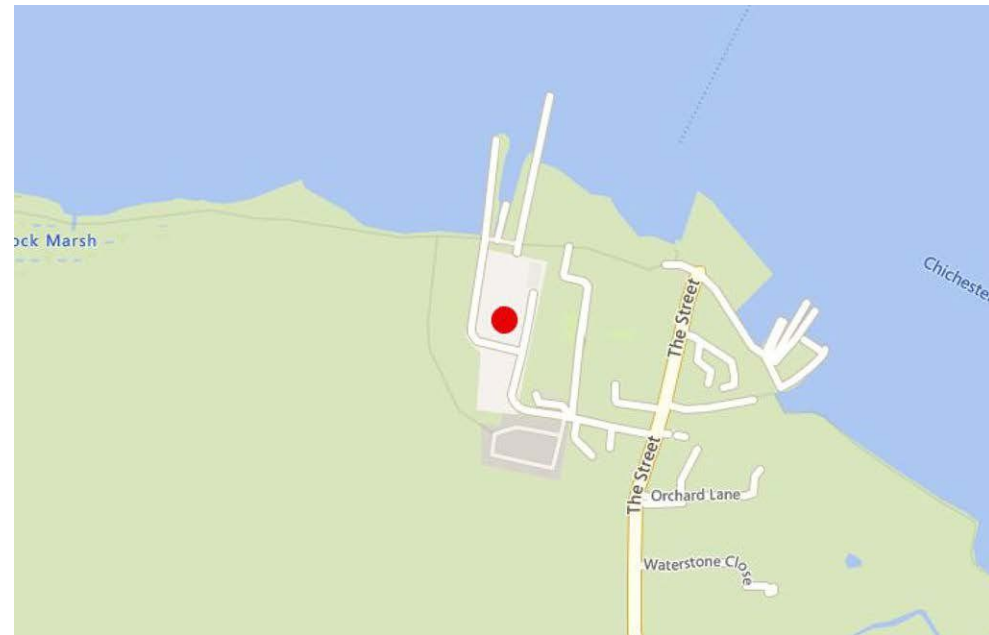


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Location & Situation

Northshore Boatyard is a harbour-side facility in the heart of Chichester Harbour (AONB) approx 15-minute drive from Chichester, just off the A27 via the A286/B2179.

Northshore has a long-standing reputation in Chichester Harbour, with a history rooted in British boatbuilding, having played home to the renowned Southerly Yachts. Following a change in ownership in 2024, the site continues offers a wide array of services through lift & launch maintenance services, short & long term storage solutions and a growing on-site community including Itchenor Brokerage and Marine Solutions.





Description

The available suites comprise of both ground floor offices within the characterful original buildings with a variety of features, as well as modern accommodation over ground to second floors adjoining the former boat workshops.

All offices benefit from a variety of amenities including multiple glazed aspects providing great natural light and are open plan in nature or, can be opened up. The waterside location of Northshore offers a further list of unique amenities for tenants to utilise including an on site café, harbourside walks, Paddle board & Kayak hire and boat tours.

Suites are available to suit occupiers needs ranging from a few desks up to approx 1,800 sq ft.





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Rateable Value

Rateable values will vary from suite to suite and the amount of accommodation demised.

EPC

Available on request for each building.

Planning

Interested parties are asked to make their own enquiries in respect of planning.





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Terms

Offices are available to let by way of a new effectively full repairing & insuring terms to be agreed. Flexible terms will be considered alongside longer leases.

Rents available 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:

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4 September 2025

