



Unit B3
Chichester Marina, Chichester, West Sussex, PO20 7EJ

TO LET

Open plan offices to let

Key Features:

- Picturesque waterside location
- On site parking for 2 vehicles with additional visitors parking available
- 100% Business Rates relief available - subject to tenant status
- Spot Lighting
- On site restaurant & café amenities
- Marine related uses only
- Well presented
- Vaulted ceilings





Location

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

The property comprises of a self contained ground floor office. Access via double, glazed pedestrian doors the office is open plan in nature, with a vaulted ceiling. Flooring is a mixture of vinyl and carpeting, with spot lighting and a vaulted ceiling. W/Cs and shower facilities are available in the communal areas of the building.

On site parking for two vehicle will be available in the main parking areas at the Marina.

Accommodation

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M
Ground	571	53.05

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.

5 August 2025

Planning

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

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Quoting rent: £9,000 per annum exclusive.

The service charge is £1,845 per annum.

Business Rates

Rateable Value (2023): £8,100.

As the rateable value is under £12,000 the property is eligible for 100% Small Business Rate Relief.

Interested parties should however make their own enquiries to satisfy themselves of their business rates liability.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell
n.minchell@flude.com
01243 217302
www.flude.com



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PROPERTY CONSULTANTS





Unit B3
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GOAD Map

For identification purposes only.



Unit B3
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Floor Plan

For identification purposes only.