



TO LET

**Workshops & Warehouses, Northshore Boatyard
Itchenor, Chichester, West Sussex, PO20 7AY**



Key Features

- Picturesque setting on Chichester Harbour (AONB)
- Approx 15 minutes from A27 arterial south coast road
- Roller shutter loading doors
- 3 Phase Power
- Marine related uses
- Located on an operational shipyard
- On site cafe & waterside amenities (Paddle Boarding, Kayaking & Boat tours)
- Flexible terms available to suit
- Mixture of modern & character office accommodation also available on site



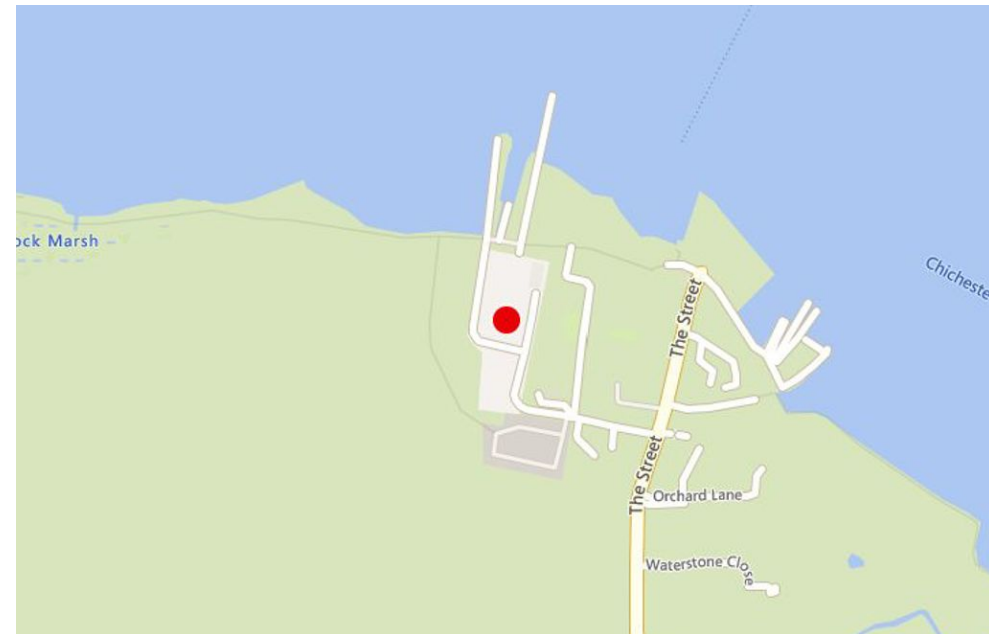


Location & Situation

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. Under the new ownership, there is a growing community of businesses working together and utilising everything the unique location has to offer.

Furthermore, co-working, offices, on site café amenities and boat tours add to enable occupiers to enjoy everything the harbour offers.





Description

A variety of options to lease workshops & warehouse units on site ranging up from 500 sq ft. Layouts can be tailored to suit occupiers needs though are primarily open plan in nature, with amenities including full size loading doors, three phase power, concrete flooring and on site parking.

Enquiries are invited for units of all sizes.

Units sizes vary and can be tailored to suit occupiers needs, ranging from approx 500 sq ft up to 4,000 sq ft.

Further accommodation up to 20,000 sq ft is also available on site - details for which are available on Flude Property Consultants website.





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Rateable Value

The buildings are currently assessed as one, incorporating adjoining office accommodation therefore rateable values will need to be reassessed. Approximate RVs are available on request.

EPC

Available on request for each respective unit.

Planning

Further information is available upon request.





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Terms

Units are available to let by way of new effectively full repairing & insuring terms, for terms to be agreed.

Consideration will be given to both long term leases & shorter term arrangements.

Office accommodation is also available on site, with further information available on request & on Flude Property Consultants website.

Price 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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5 September 2025

