



TO LET

**Buildings 3 & 4, Northshore Boatyard
Itchenor, Chichester, PO20 7AY**



Key Features

- Available for a variety of uses (STP)
- Picturesque setting on Chichester Harbour (AONB)
- Approx 15 minutes from A27 arterial south coast road
- Min eaves ranging from 6.67m to 9.00m
Max Eaves ranging from 7.52m to 11.7m
- Large Roller Shutter doors - From 6m x 6m to 7.78m (W) x 8.03m (H)
- On site car parking
- Located in an operational shipyard
- Units available as one or by way of combinations
- Adjoining office accommodation available
- Flexible terms available





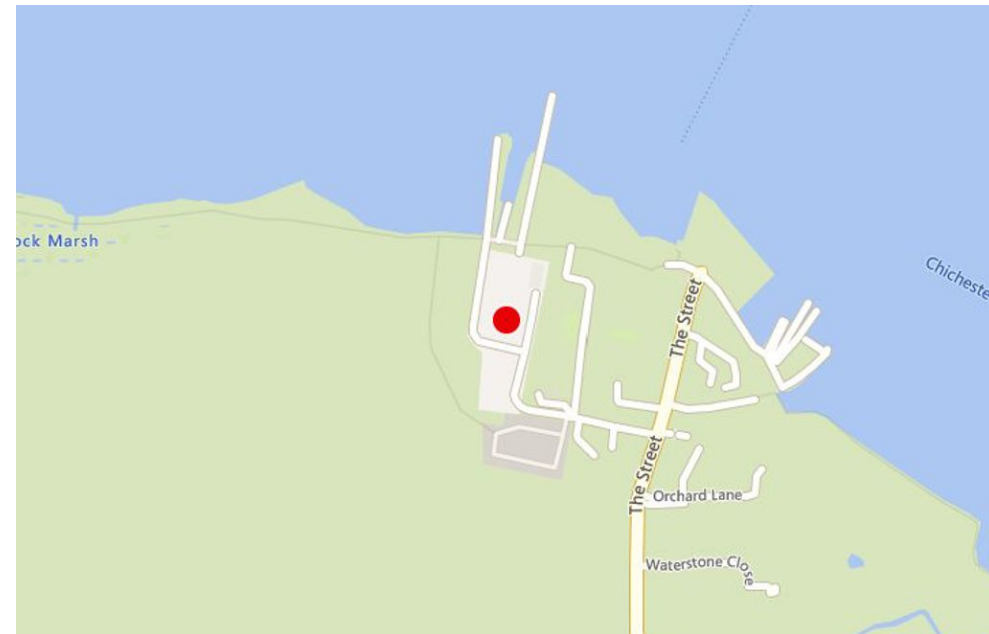
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Location & Situation

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

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





Description & Accommodation

The properties comprises of three adjoining high bay warehouses, with high spec offices. The units are of steel frame construction, under pitched sheet metal roof with profile clad & brick elevations.

Each unit benefits from superb access from significant loading doors ranging from minimum height & width of 6m, up to 8m. Furthermore eaves range from a minimum of 6.67m to 9m up to a max of 7.52m to 11.7m, offering substantial operational efficiency through overall volume.

Further amenities include, three phase power, translucent roof panels, LED lighting, destratification fans, a large overhead DEMAG gantry crane, concrete flooring, mezzanine level walkway, modular offices and on site parking.

High spec office accommodation is also available on site.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Warehouse	8,034	746.36
Main Warehouse (Gantry Crane)	12,190	1,132.45
Showroom/Glazed Unit	1,315	122.16
Total	21,539	2,000.97





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

We understand the property has an EPC rating of D.

Planning

Further information is available upon request.





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Terms

The 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.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

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18 August 2025

