



Secure Yard / Open Storage, Littlehampton Marina
Ferry Road, Littlehampton, BN17 5DS

TO LET

Open secure storage yard
Total area - 14,914 sq ft

Key Features:

- Close proximity to the A259
- Secure gated yard
- Tarmacked
- Lighting across the site
- Short walk from Littlehampton railway station & town centre
- Flexible modern office accommodation also available on the estate
- Container storage businesses not permitted
- New, flexible lease terms to be agreed
- Rent £2.25 per sq ft per annum





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Location

Littlehampton is a seaside town within West Sussex, located on the South Coast. It is conveniently located along the A27 south coast trunk road.

The Marina is located on the west bank of River Arun along the West Sussex coastline, situated just a short walk away from the railway station and Littlehampton Town Centre.

The A259 is located 0.75 miles west of the site, and the A27 four miles to the north.

Description

The main site is rectangular in shape, accessed from Ferry Road and has recently been used for storage of motorhomes and campervans. The site is accessed via secure electric gates, is tarmacked throughout with lighting and secure fencing around the site's perimeter.

Water & Electricity is available, with costs charged by to tenants on meters. Estate lighting and servicing maintenance of the main security gate is covered by the landlords.

The subject yard occupies the northernmost unit of the site, sharing access with neighbouring occupiers.

Accommodation

The accommodation has the following approximate Gross External Area (GEA):

Area	Sq Ft	Sq M
North Yard	14,914	1,385.51
Total	14,914	1,385.51

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.

10 March 2026

Planning

Open storage, vehicle or HGV storage uses will be considered.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Container storage uses will not be considered as the landlord already operates this use from a neighbouring plot.

Terms

New lease terms to be agreed and negotiated with either long or shorter terms available.

The landlord has a standard legal agreement for the estate therefore offering 'easy in / easy out' opportunities.

North Yard - Rent on application.

Business Rates

To be assessed.

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:

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