

INCENTIVES
AVAILABLE



Lockview
Brighton Marina, Brighton, East Sussex BN2 5HA

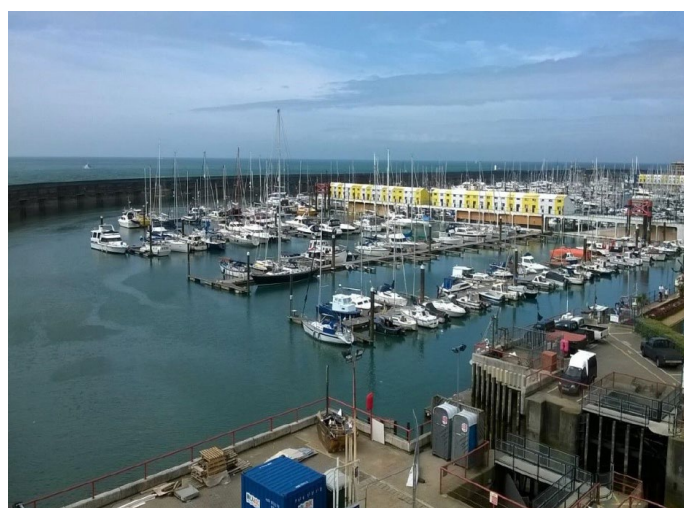
TO LET

MODERN OFFICE SPACE WITH SEA VIEWS AND PARKING

Size 713.96 sq m (7,685 sq ft)

Key Features:

- Recently refurbished to a high specification throughout
- Arranged over the first floor
- 15 on-site car parking spaces
- Impressive reception area with coffee counter facility
- Superb coastal & sea views
- Internal secure bicycle storage area





Location

The property is located within the Brighton Marina complex which lies approximately half a mile from Brighton city centre and is accessed from the A259 coast road.

The marina comprises an array of services and amenities located within the immediate vicinity to include a shopping village, superstore, multi screen cinema, casino, hotel, fitness club a wide range of restaurants, bars and other leisure facilities.

The marina also benefits from regular bus services to and from Brighton city centre and its surrounds, and a (currently) free of charge 1,600 space multi storey car park.

Accommodation

The subject premises comprise a newly refurbished open plan office suite, benefiting from panoramic sea views, 15 car parking spaces and use of a secure Internal bicycle storage area. There is also an on-site coffee counter and shared lobby area.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
First	7,685 sq ft	713.96 sq m

EPC

We understand the property to have an EPC rating of E.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Terms

The suite is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a commencing rent of £17.50 per / sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc. The lease to be contracted outside of the security of tenure provisions of The Landlord and Tenant Act 1954 part II.

Business Rates

Rateable Value (2017): £72,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

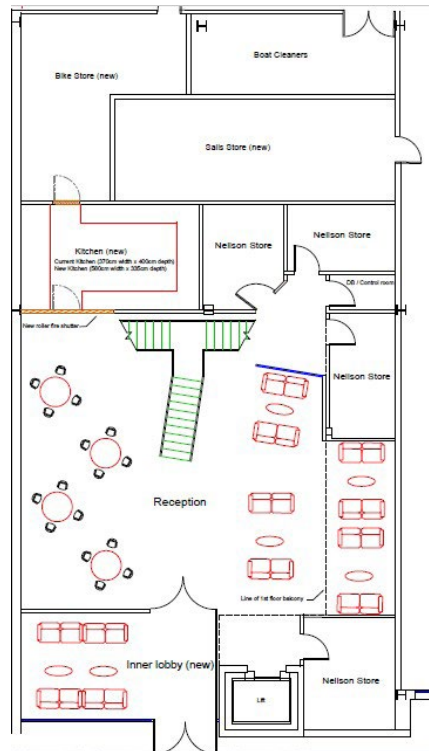
VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

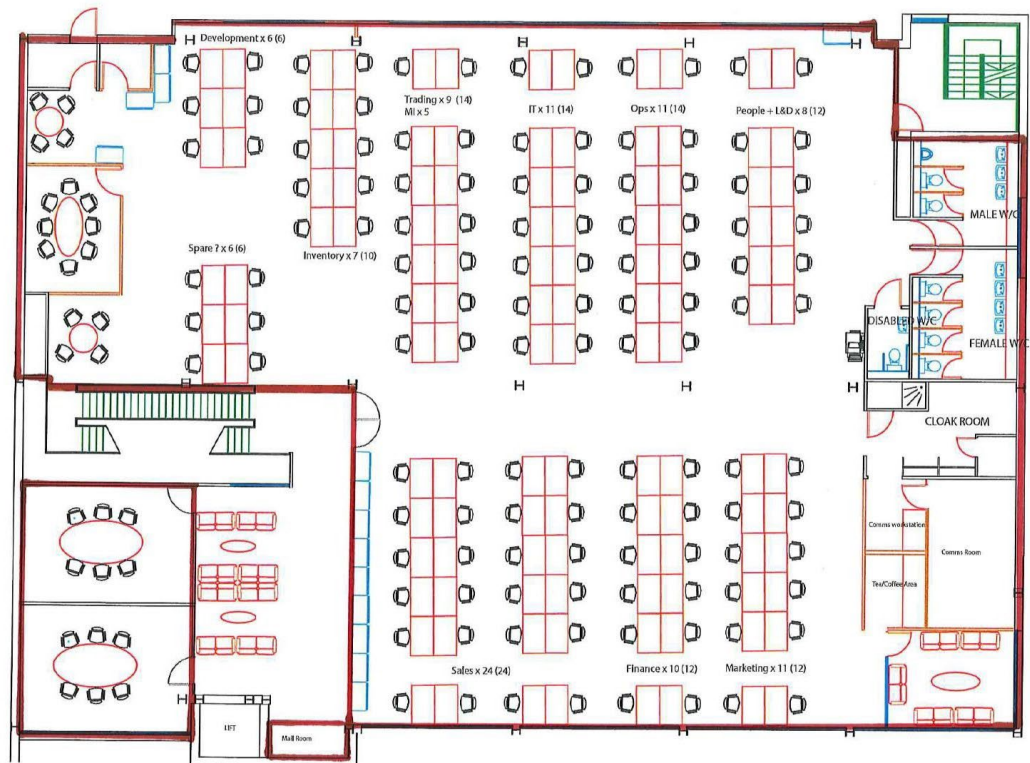
Each party to bear their own legal costs incurred.



Ground floor fit out suggestion plans

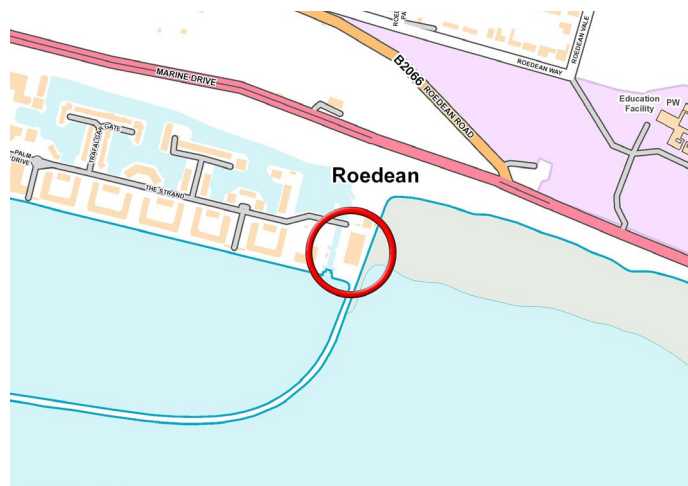


First floor fit out suggestion plans





Lockview
Brighton Marina, Brighton, East Sussex BN2 5HA



Flude Commercial 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 Commercial 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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



June 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH