



boardwalk studios

BRIGHTON MARINA

3 NEW **VIBRANT OFFICE SPACES** TO LET
LAUNCHING SPRING 2023

THE BOARDWALK | BRIGHTON MARINA | BN2 5ZF

a place
to breathe



ACCESS TO
CYCLE ROUTES



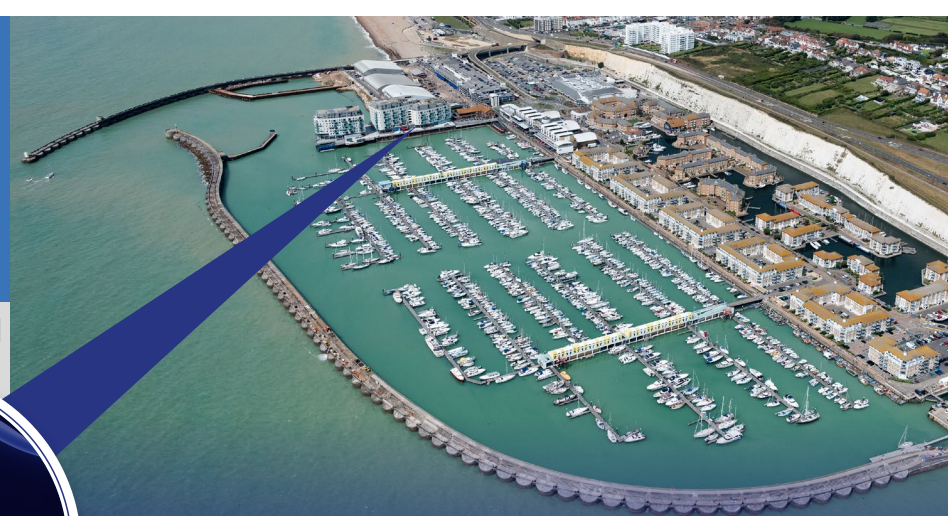
LOCAL COASTAL
PATHS



5 MIN WALK
TO BEACH



11 MIN CYCLE TO CITY
CENTRE



HIGH
SPECIFICATION
REFURBISHMENTS



FULLY-FITTED
PLUG'N'PLAY
OFFICES



SECURE
UNDERGROUND
PARKING



WATERFRONT
OUTDOOR
SPACE



SHOWER
FACILITIES



SECURE BIKE
COMPOUND



NEW VRF
AIR-CONDITIONING



HIGH QUALITY
FURNITURE



what3words.com/banana.having.resort

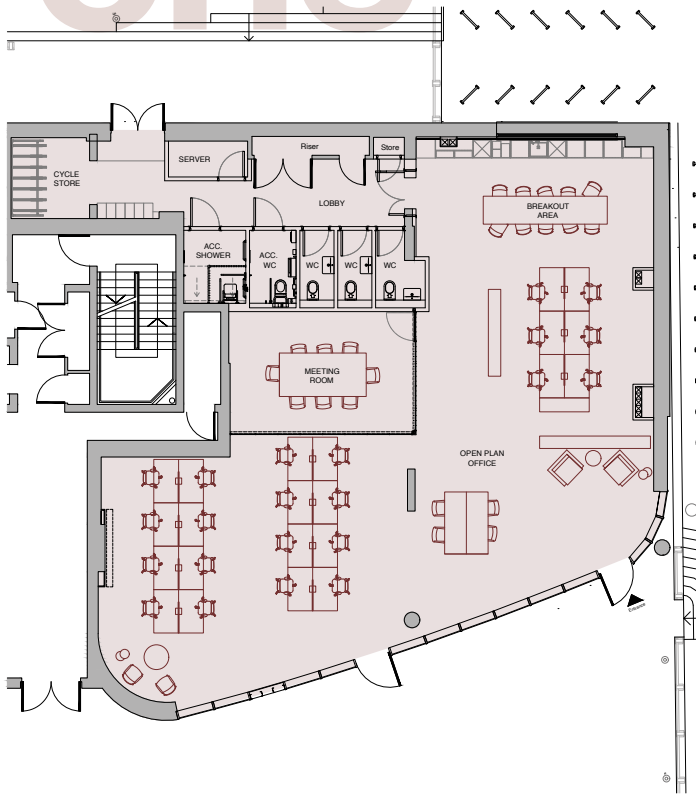
a place to thrive

Brighton & Hove is characterised by a combination of unique and individual retail, restaurant and cafés which mix with culture, tourism, two Universities and numerous language colleges – giving those who live and work in Brighton a distinct advantage.

Brighton Marina is a vibrant mix of bars, restaurants and leisure operators situated 10 minutes drive from the centre of Brighton. The newly refurbished Boardwalk Studios falls on The Boardwalk, which was developed in 2016.



one

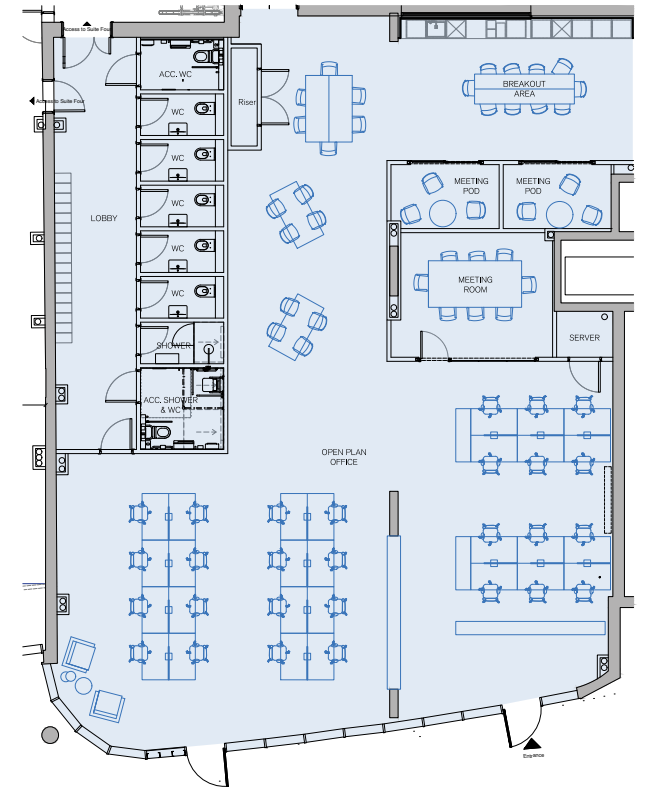


boardwalk studioone

BRIGHTON MARINA

2,885 ft²
(268 m²)

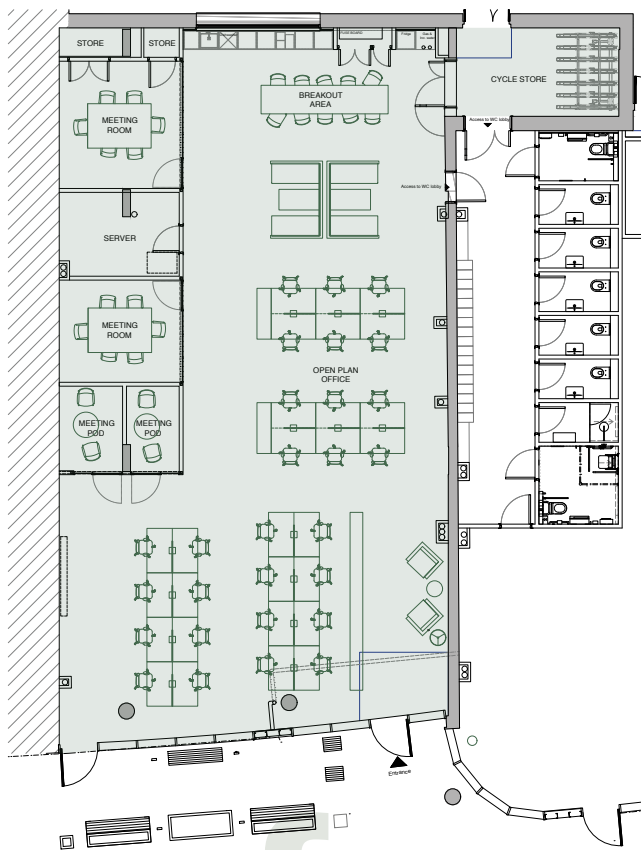
Indicative CGI images



three

boardwalk studiothree
BRIGHTON MARINA
3,897 ft²
(362 m²)





boardwalk studiofour
BRIGHTON MARINA

2,896 ft²
(269 m²)

Indicative CGI images

car parking

Currently free within the multi-storey car park which is adjacent to the boardwalk studios; we are not aware of any plans to alter this arrangement as operated by Brighton Marina Estates.

Secure underground car parking can be made available within the boardwalk development building on a separate licence arrangement.

outdoor space

Each studio has the benefit of an external seating area which can be made exclusive to the individual occupier.

lease

The premises to be leased on a flexible term of no less than three years.

rent

On application.

service charge

Payable to the landlord Company in the usual way as a contribution toward general maintenance and insurance. A full schedule can be made available on request.

epc

Energy Performance Certificates are available upon request.

legal costs

Each party to be responsible for their own legal costs incurred in this transaction.



accommodation

Studios offers the following approximate Net Internal Areas (NIA):

boardwalk	ft ²	m ²
studioone	2,885	268
studiothree	3,897	362
studiofour	2,896	268



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