



TO LET

**Studio 3, Boardwalk Studios
Brighton Marina, Brighton BN2 5ZF**



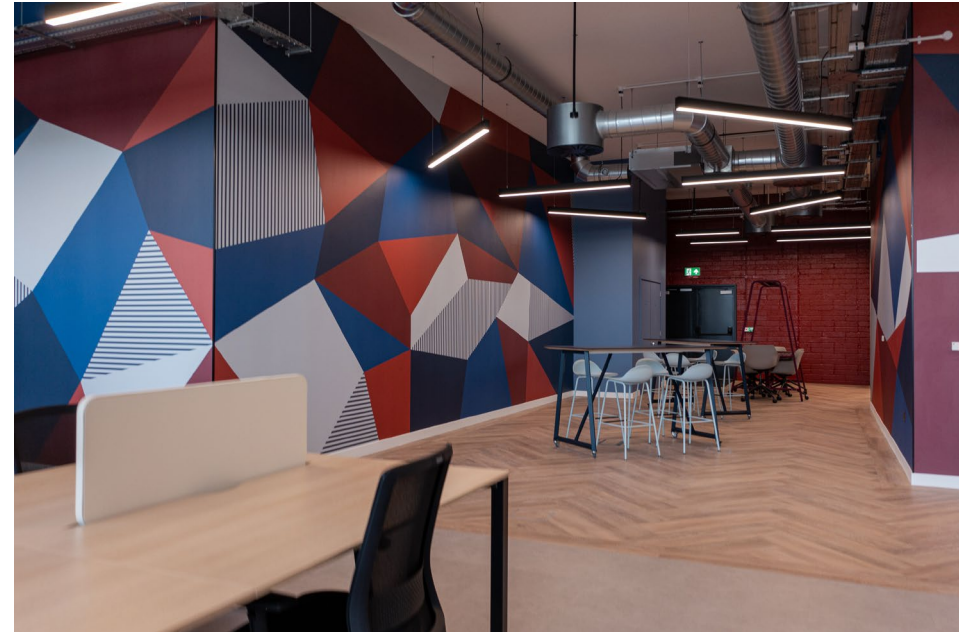
Key Features

- Final remaining vibrant office to let
- Multiple secure underground car parking available
- Fully fitted and furnished (zero CAPEX required)
- Outdoor waterfront space
- EPC Rating - B
- [Click here for Virtual Tour Walkthrough](#)

Location

Brighton & Hove is characterised by a combination of unique and individual retail, restaurant and cafes 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 is located on The Boardwalk, which was developed in 2016.





Description & Accommodation

This is an exciting opportunity to rent the last remaining and fully fitted ‘plug and play’ office within the Boardwalk at Brighton Marina.

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

- 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

The property has the following approximate Net Internal Areas:

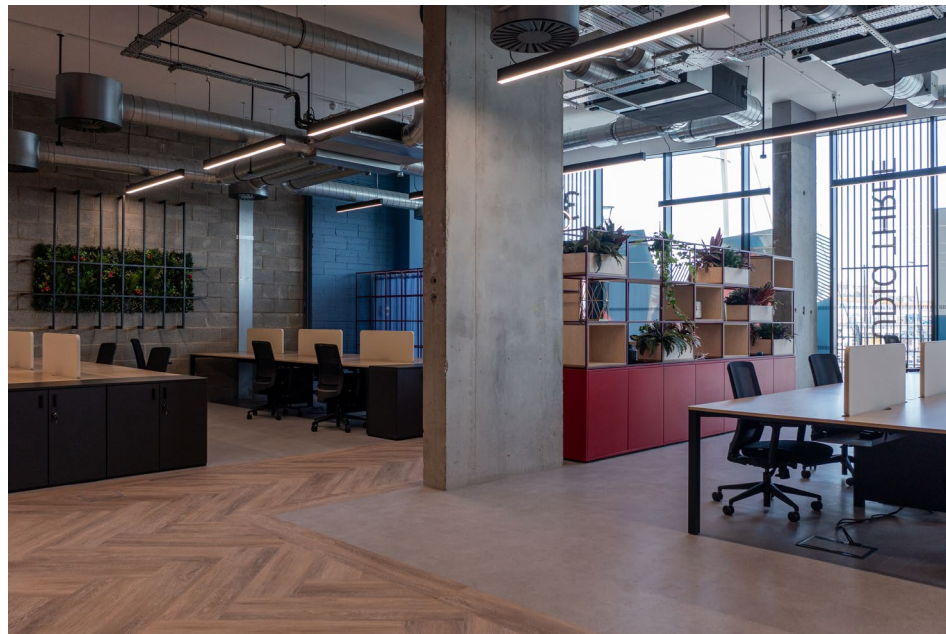
	Sq Ft	Sq M
Studio 3	3,897	362

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Planning

We 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

A new effective FRI lease is available at a guide rent of £27.50 psf.

Business Rates

To be reassessed

VAT & Legal Fees

These premises are elected for VAT, therefore VAT will be payable on the terms quoted. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact Flude Property Consultants:

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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.

