



**TO LET**

The Boardwalk  
Brighton Marina Village, Brighton, BN2 5ZF



## Key Features

- Final remaining vibrant office to let
- Multiple secure underground car parking available
- Outdoor waterfront space
- EPC Rating B

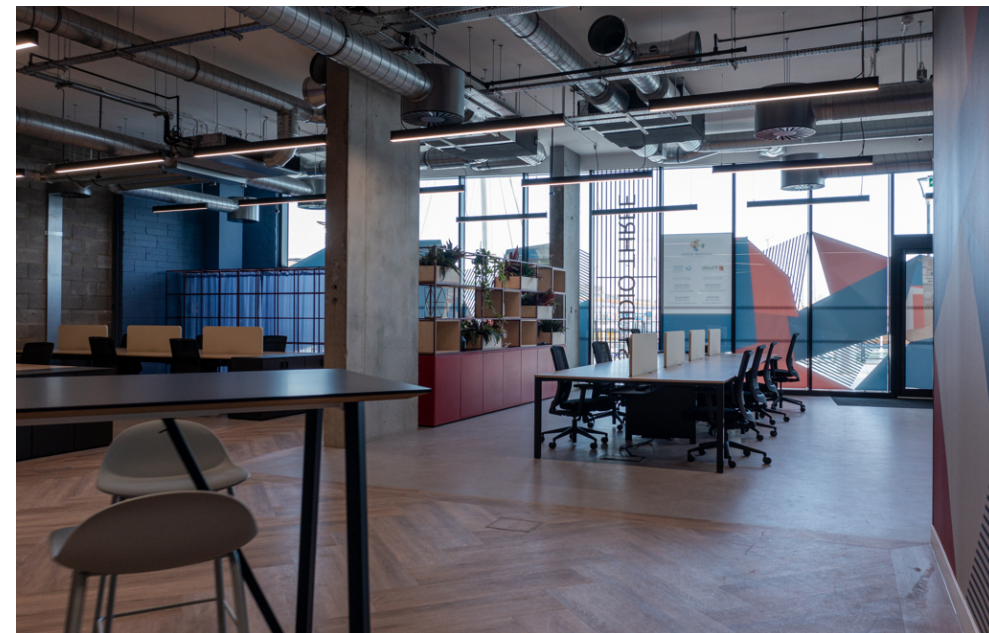




## Location & Situation

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 stands on The Boardwalk, which was developed in 2016.





## Description

### Brighton Marina - New Fully Fitted & Furnished Vibrant Office Space

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

[Click here to take a virtual tour](#)





## Rateable Value

Rates are to be reassessed. More information can be provided on request.

## EPC

We understand the property has an EPC rating of B.

## 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.





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## Terms

A new effective FRI lease is available at a guide rent of £25 psf.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

VAT will be payable on the terms quoted.



## Further Information

Please contact the sole agents Flude Property Consultants:

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