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

TO LET: NEW VIBRANT & FULLY-FITTED OFFICE SPACE AVAILABLE

# 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 falls on The Boardwalk, which was developed in 2016.

## Description

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

## 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

## Accommodation

The office has the following internal floor area:

### Studio Three - 3,897 sq ft (362 sq m)

Spratley Partners - <https://spratley-partners.uk/workplace/boardwalk-studios/>

## Outdoor Space

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

## 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.

## Amenities

- 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.

## Lease

New lease available for a term of no less than three years.

## Rent

Studio Three - £107,250 per annum, exclusive (£27.50 psf).

## Rent Review

By negotiation.

## 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.

## Business Rates

To be reassessed.

## VAT

These premises are elected for VAT therefore VAT will be payable on the terms quoted.

## Legal Fees

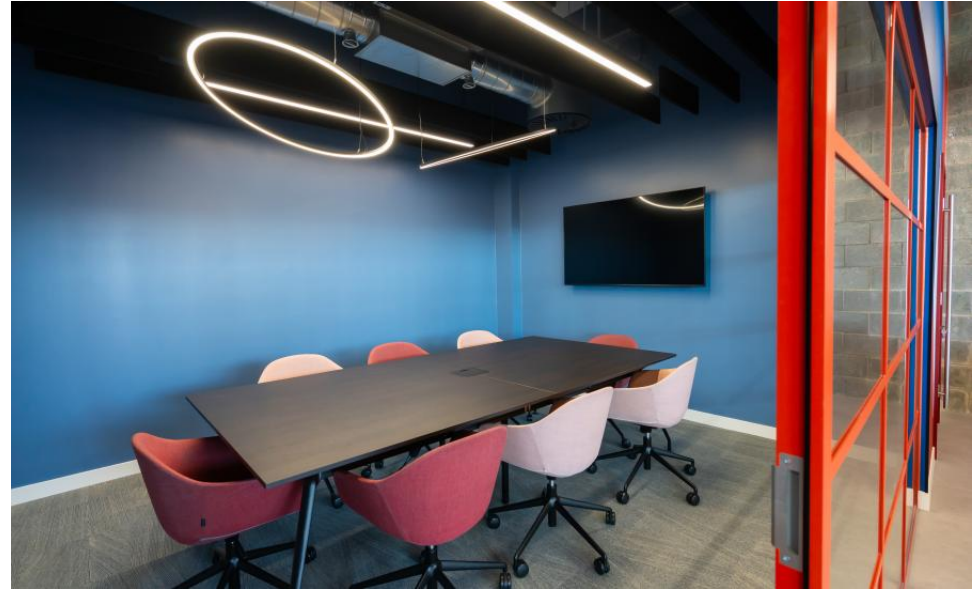
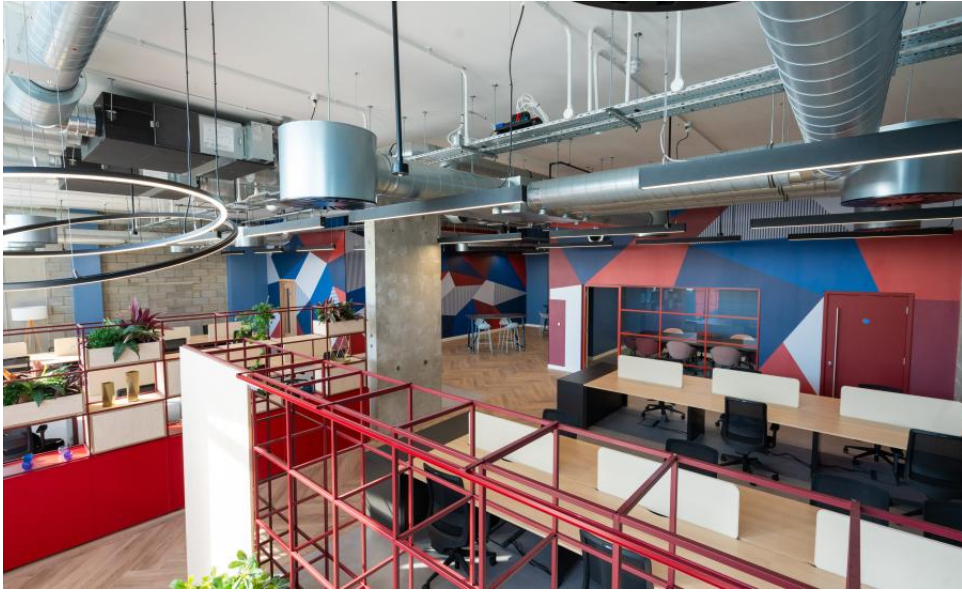
Each party is to be responsible for their own legal costs incurred in the transaction.

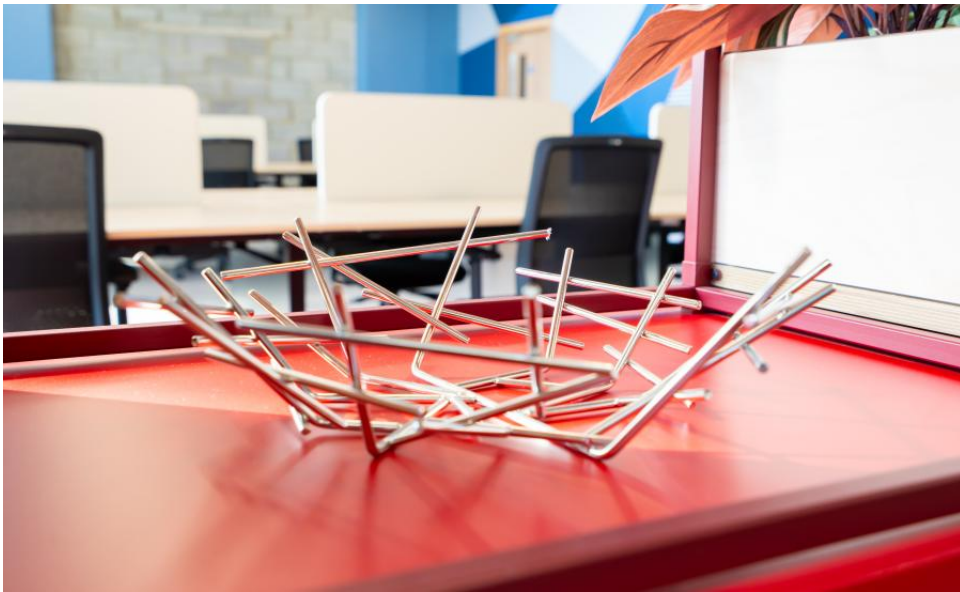
## Viewing Arrangements

Strictly via prior appointment through Joint Agents Graves Jenkins (t: 01273 701070) or Fludes Property Consultants.











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