



OFFICE TO LET

OFFICES 1-3, BRIGHTON MARINA

Brighton Marina Village, Brighton, BN2 5WB

OFFICE SPACE TO LET AS A WHOLE OR WILL SPLIT

2,096 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	2,096 sq ft
Rent	£10,920 - £41,920 per annum exclusive of rates VAT, service charge & all other outgoings.
Business Rates	N/A
Service Charge	A service charge will be payable. Please ask for further details
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

A well sized office suite comprising 1 large, open plan room and 2 smaller rooms however our client is prepared to split this space to provide 2 or 3 units as set out in the schedule. Features include Catt II lighting, Electric night storage heaters, door entry intercom & carpets. The building has a passenger lift & the office also benefits from kitchen facilities and W/C's shared with the other offices in the building. The Marina also has a multi storey car park.

Location

The space is situated on the 1st floor of The Octagon offices located in a northern position within Brighton Marina. Brighton Marina is located to the east of Brighton City to the south of Roedean. Occupiers at Brighton Marina include Pizza Express, Mal Maison, ASDA, McDonalds & David Lloyd.

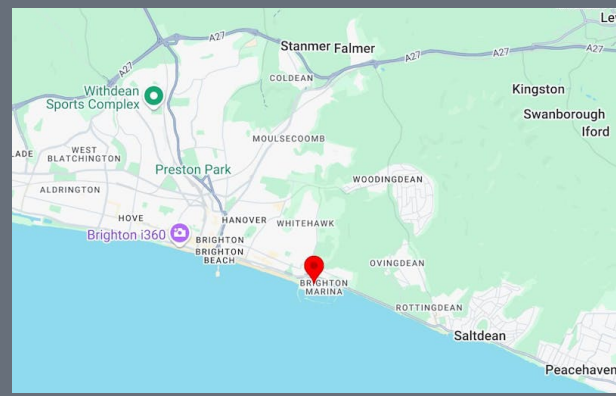
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 1	703	65.31	£14,060 /annum
Unit - 2	847	78.69	£16,940 /annum
Unit - 3	546	50.73	£10,920 /annum
Total	2,096	194.73	

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years on a lease outside of the landlord & tenant act 1954. A minimum rent deposit of 3 months rent will be required ,t however a larger deposit may be required subject to status.



Get in touch

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Max Pollock

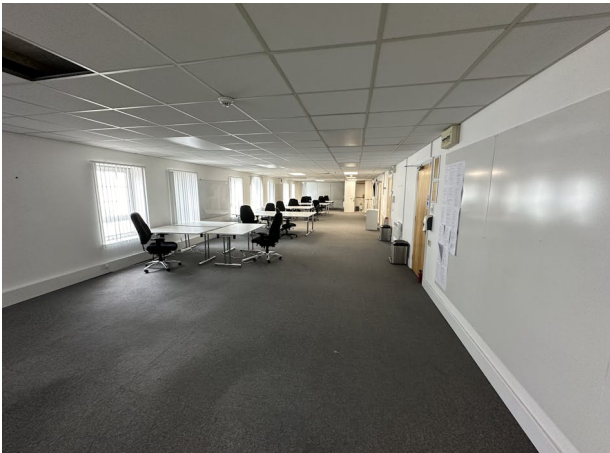
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Eightfold Property

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Energy performance certificate (EPC)

SUITE 1 The Octagon Offices Waterfront Brighton Marina Village BRIGHTON BN2 5WB	Energy rating C	Valid until: 10 June 2030
		Certificate number: 0823-0060-1030-1700-1063

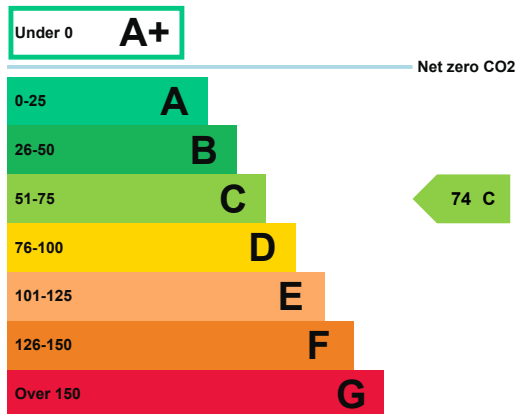
Property type	B1 Offices and Workshop businesses
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	70 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	53.69
Primary energy use (kWh/m ² per year)	318

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0060-1278-0410-0106-0034\)](/energy-certificate/0060-1278-0410-0106-0034).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lee Pegler
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034274
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Socotec Ltd
Employer address	Henge Barn Pury Hill Business Park Alderton Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2020
Date of certificate	11 June 2020