



OFFICE TO LET

## SUITE 8, 2ND FLOOR

Octagon Square Offices, Brighton Marina, Brighton, BN2 5WB

2ND FLOOR OFFICES TO LET AT BRIGHTON  
MARINA

399 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 399 sq ft   |
| <b>Rent</b>           | £9,250 per annum Per annum exclusive of rates VAT, service charge & all other outgoings                           |
| <b>Rates Payable</b>  | £6,736.50 per annum<br>The property is in the threshold where some small business rate relief could be available. |
| <b>Rateable Value</b> | £13,500   |
| <b>Service Charge</b> | A service charge will be payable. The figure payable in the 2025 budget was £1869                                 |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | D (82)  |

## Description

A bright & airy open plan 2nd floor office space with features including Catt II lighting, Electric night storage heaters, door entry intercom & wood effect flooring. The building has a passenger lift & the office also benefits from kitchen facilities shared with the other offices in the building. The Marina also has a multi storey car park.

## Location

The space is situated on the 2nd 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.

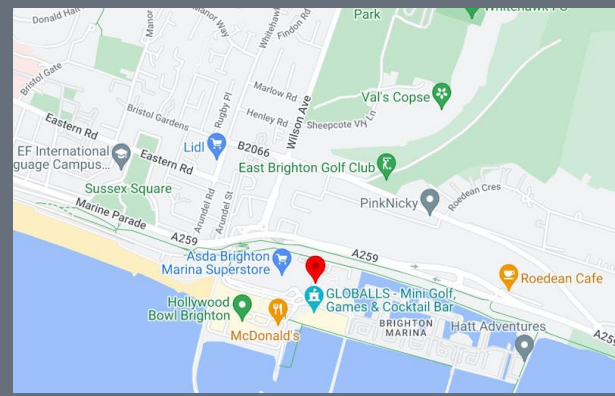
## Accommodation

The accommodation comprises of the following

| Name                | sq ft      | sq m         |
|---------------------|------------|--------------|
| 2nd - Floor Offices | 399        | 37.07        |
| <b>Total</b>        | <b>399</b> | <b>37.07</b> |

## Terms

Available on a new effective full repairing & insuring lease for a minimum term of 3 years. The lease will be excluded from sections 24-28 of the landlord & tenant act 1954.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

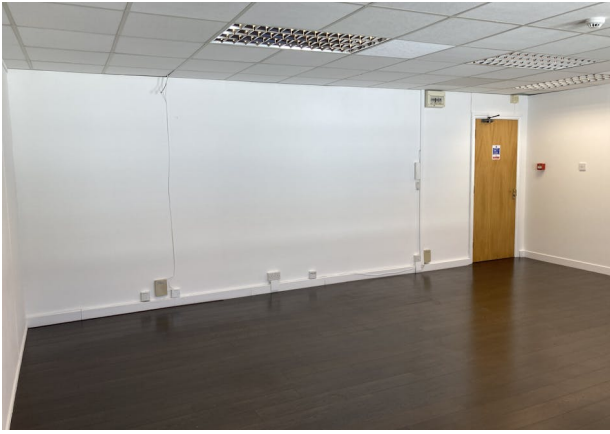
01273 672999 | 07935 901 877  
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**Alex Gardner**

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## Eightfold Property

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# Energy performance certificate (EPC)

|  |  |   |
|--|--|---|
| Suite 8<br>Octagon Offices<br>Waterfront<br>Brighton Marina<br>BRIGHTON<br>BN2 5WB | Energy rating<br><h1 style="font-size: 2em; margin: 0;">D</h1> | Valid until: <b>15 August 2031</b><br><hr/> Certificate number: <b>0086-0202-2309-0227-2400</b> |
|--|--|---|

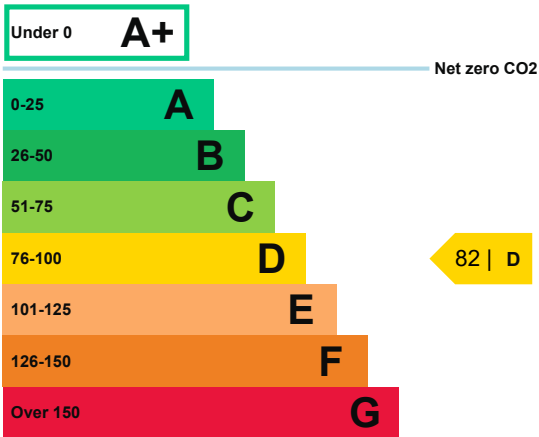
|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 38 square metres                   |

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

|                                  |        |
|----------------------------------|--------|
| If newly built                   | 22   A |
|                                  |        |
| If typical of the existing stock | 66   C |

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 64.67                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 383                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2000-4628-2090-4207-2201\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

|                 |  |
|-----------------|--|
| Assessor's name | Damian Williamson  |
| Telephone       | 0345 111 7700  |
| Email           | <a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Quidos Limited   |
| Assessor ID          | QUID207806   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### Assessment details

|                        |  |
|------------------------|--|
| Employer               | Vital Direct Ltd   |
| Employer address       | Grenville Court, Britwell Road, Burnham, Slough,<br>SL1 8DF  |
| Assessor's declaration | The assessor is not related to the owner of the<br>property. |
| Date of assessment     | 2 August 2021  |
| Date of certificate    | 16 August 2021   |

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