



**First Floor, Unit 4 Marine Trade Centre**  
Brighton Marina Village, Brighton BN2 5HA

**TO LET**

## MODERN OFFICE SUITE

Size 33.72 sq m (363 sq ft)

### Key Features:

- Comprising first floor office suite
- Close to a wide range of services & amenities
- Regular bus service into Brighton city centre
- Easy access to A259 South Coast road





## Location

The property is located within the Brighton Marina complex which lies approximately half a mile from Brighton city centre and is accessed from the A259 coast road.

The marina comprises an array of services and amenities located within the immediate vicinity to include a shopping village, superstore, multi screen cinema, casino, hotel, fitness club a wide range of restaurants, bars and other leisure facilities.

The marina also benefits from regular bus services to and from Brighton city centre and its surrounds, and a (currently) free of charge 1,600 space multi storey car park.

## Accommodation

The accommodation is situated on the first floor of the Marine Trades Centre, at the Eastern end of Brighton Marina.

The property has the following approximate Net Internal Areas (NIA):

Area	Sq m	Sq Ft
Suite 4	33.72	363

## EPC

D (95)

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore 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

The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed at a commencing rent of £6,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

There will be rent reviews annually settled to RPI.

The service charge payable is 25% of the annual rent.

## Business Rates

Rateable Value (2017): £5,400.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

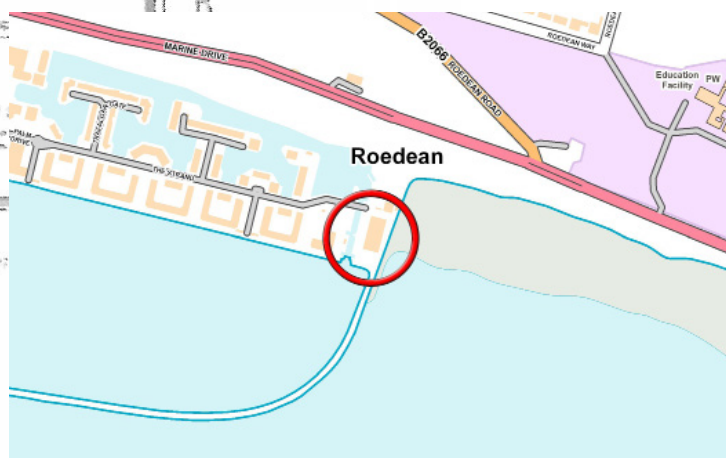
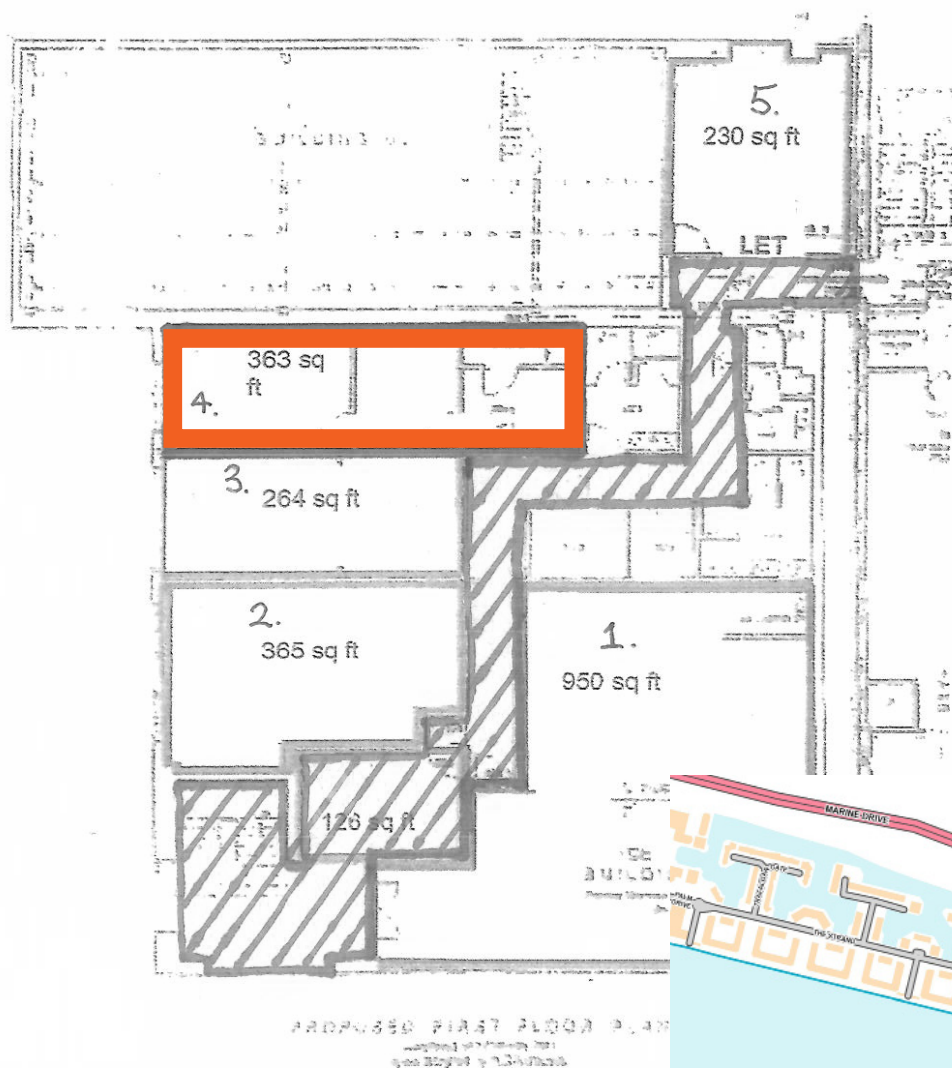
## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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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.

### Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH