



boardwalk studios

BRIGHTON MARINA

**3 NEW VIBRANT OFFICE SPACES TO LET
AVAILABLE NOW**

THE BOARDWALK | BRIGHTON MARINA | BN2 5ZF

a place to breathe



ACCESS TO CYCLE ROUTES



LOCAL COASTAL PATHS



5 MIN WALK TO BEACH



11 MIN CYCLE TO CITY CENTRE



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



BN2 5ZF
SAT NAV

what3words.com/banana.having.resort

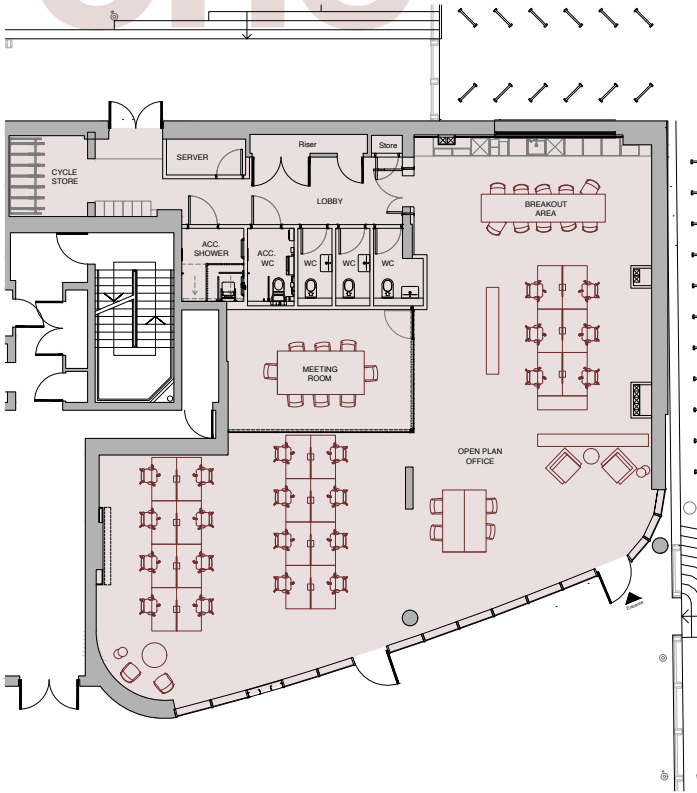
a place to thrive

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 falls on The Boardwalk, which was developed in 2016.



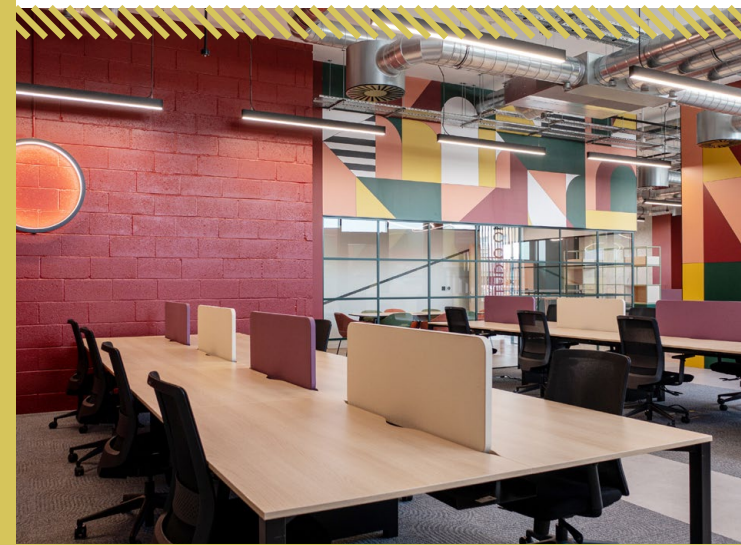
one



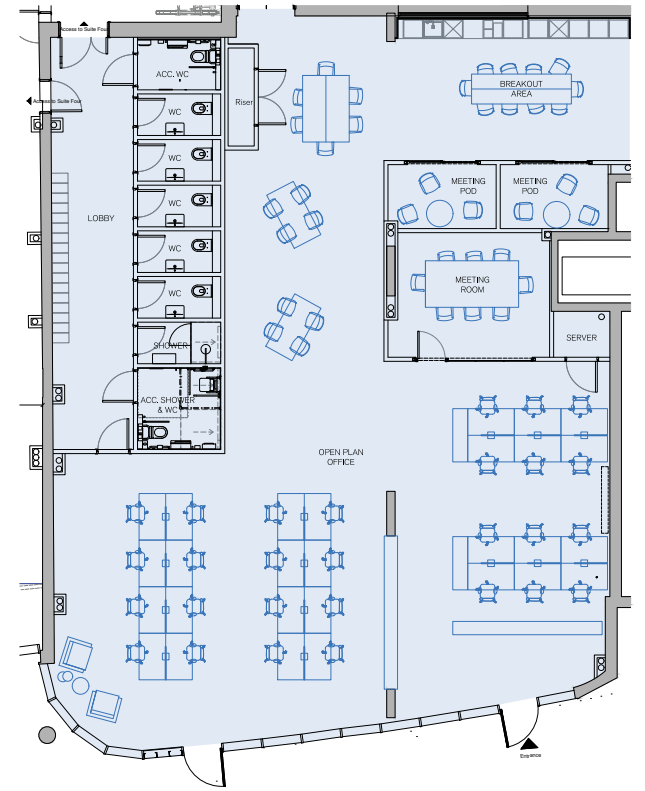
boardwalk studioone

BRIGHTON MARINA

UNDER OFFER
(268 m²)



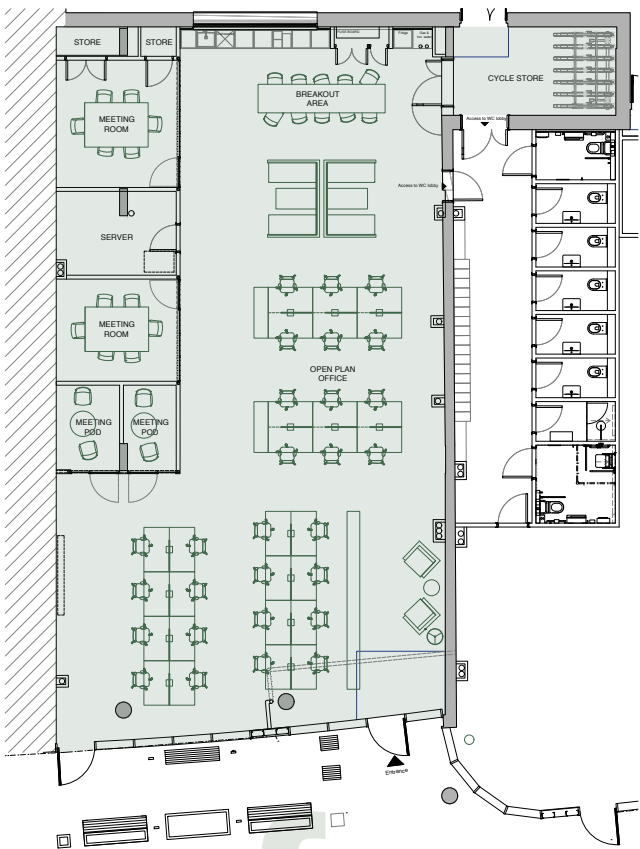
Indicative CGI images



three

boardwalk studiothree
BRIGHTON MARINA
3,897 ft²
(362 m²)





four



boardwalk studiofour

BRIGHTON MARINA

2,896 ft²
(269 m²)

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.

outdoor space

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

lease

The premises to be leased on a flexible term of no less than three years.

rent

On application.

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.

epc

Energy Performance Certificates are available upon request.

legal costs

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



accommodation

Studios offers the following approximate Net Internal Areas (NIA):

boardwalk	ft ²	m ²
studioone	UNDER OFFER	
studiothree	3,897	362
studiofour	2,896	269



01273 72 70 70

Ed Deslandes

07854 883 927 | e.deslandes@flude.com

Nick Martin

01273 740 381 | n.martin@flude.com



**graves
jenkins**
PROPERTY PEOPLE

Philip Graves

07970 747 197 | graves@gravesjenkins.com

Oliver Graves

07435 099 764 | oli@gravesjenkins.com

01273 70 10 70