



TO LET

Unit 1B, East Lockside
Brighton Marina Village, Brighton, BN2 5HA



Location & Situation

The property is located within the Brighton Marina complex which lies approximately half a mile from Brighton city centre and is accessed from the 259 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.





Description & Accommodation

East Lockside comprises a 3 storey retail / office building. The subject accommodation is situated on the ground floor with a glass frontage personnel entrance.

The specification to the property is generally well presented and to include:

- Mix of laminate, carpet tiles and lino flooring throughout. New carpet tiles to be laid throughout
- Ceiling grid and tiles in office areas
- Lighting to be upgraded to LED
- Perimeter trunking
- Electric heaters
- Glass frontage
- Partitioning can remain or be removed by negotiation
- Separate kitchen and WC
- Eaves height ranging between 2.5-3m
- The subject suite has 2 x right to park in a location approved by the landlord

The property has the following approximate IPMS Office 3:

Area	Sq Ft	Sq M
Ground	815 sq ft	75.72 sq m





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Rateable Value

Ratable Value 2010: £9,500

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

EPC

C (56)

Planning

The property has, we understand, been used as retail and office space for many years. These uses fall within E class under the Use Class Order 2020.

We are not able to consider uses falling with the Food and Beverage sector.

Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed and at a commencing rent of £14,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

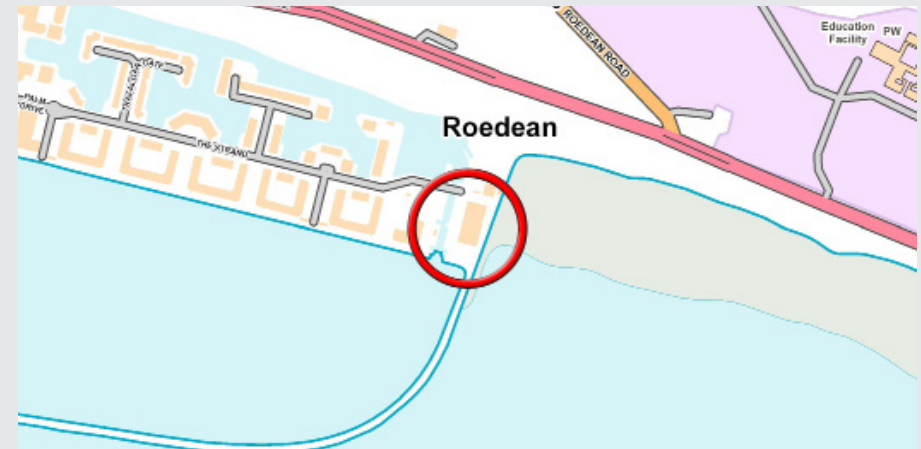
There will be rent reviews annually settled to RPI.

The service charge is 25% of the annual rent.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



Further Information

Please contact the sole agents Flude Property Consultants:

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March 2022

