



TO LET

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



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
- 1 parking space

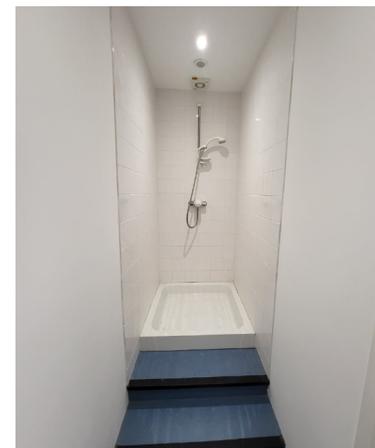
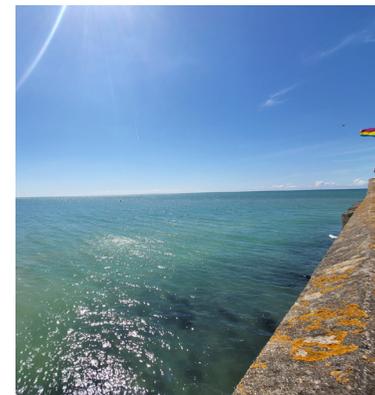
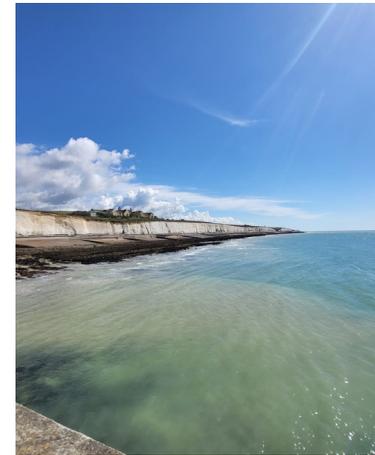
Location & Situation

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

Location pin (what3words) : entertainer.froze.think
<https://what3words.com/entertainer.froze.think>





Description & Accommodation

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

The property also benefits from a parking space.

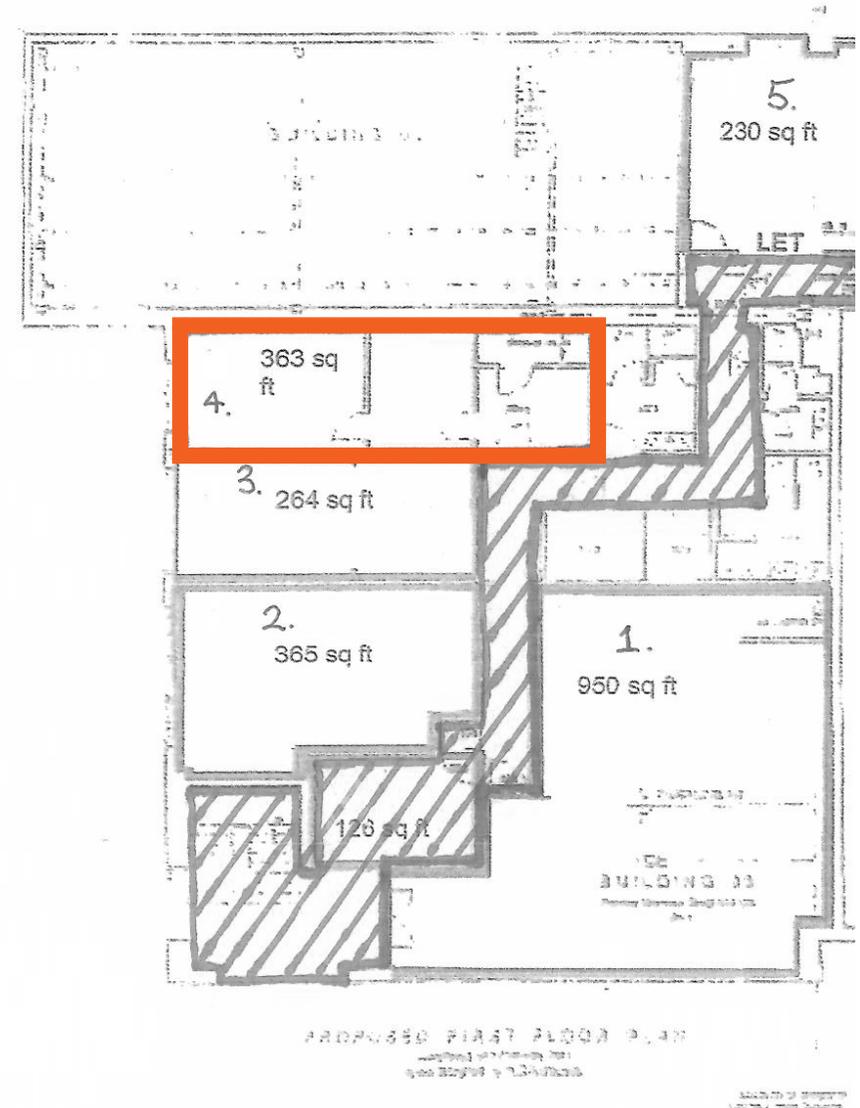
The property has the following approximate NIA:

Area	Sq Ft	Sq M
Suite 4 - first floor	363 sq ft	33.72 sq m

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.





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EPC

We understand the property to have an EPC rating of D (95).

Rateable Value

Rateable Value 2023: £4,850

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

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, service charge, heating, lighting etc.

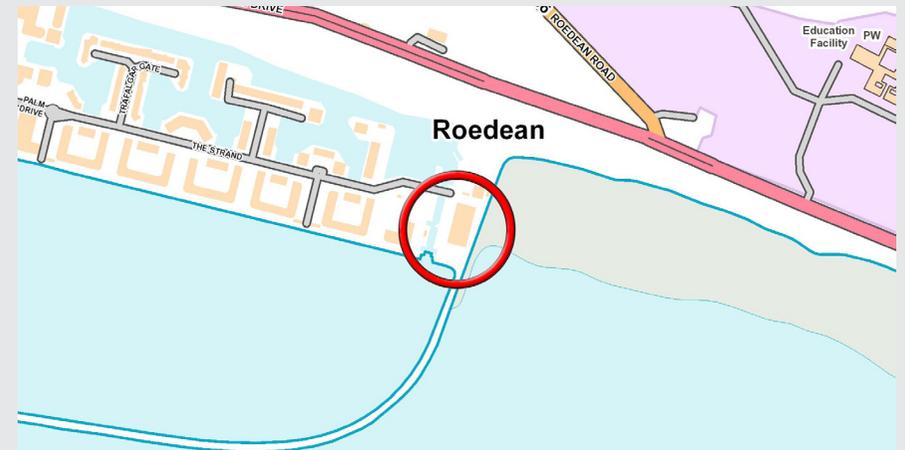
There will be rent reviews annually settled to RPI.

The service charge payable is 25% of the annual rent and includes building insurance.

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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