



Marine Trade Centre
Brighton Marina Village, Brighton BN2 5HA

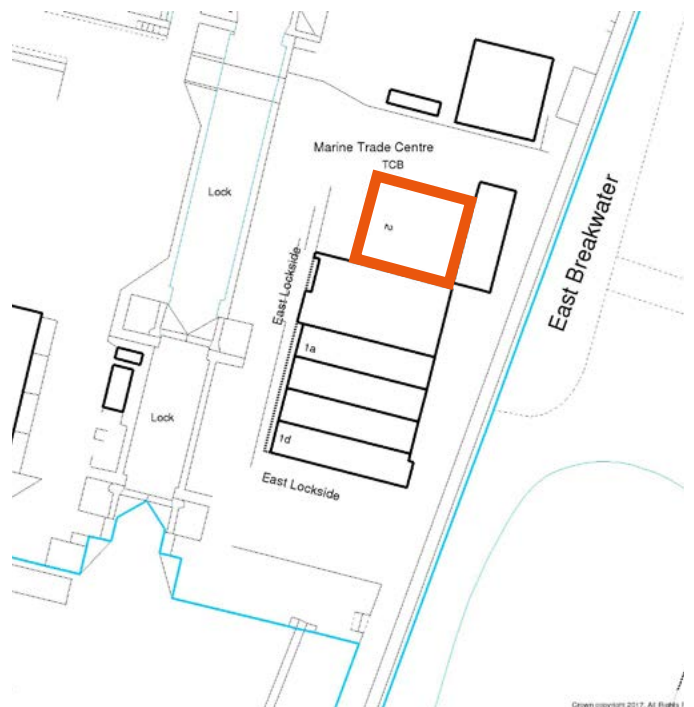
TO LET

MODERN OFFICE SUITE WITH SEA VIEWS

From 363 sq ft - 950 sq ft

Key Features:

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



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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 and comes with two car parking spaces.

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

Area	Sq Ft
Suite 1	950 sq ft
Suite 4	363 sq ft

EPC

TBC

Planning

We understand that the premises benefit from Class B1 use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Terms

The units will be available by way of a new effective full repairing and insuring lease for a term to be agreed and rent quoted below exclusive of rates, building insurance, service charge, heating, lighting etc.

Suite 1 £11,705 per annum exclusive

Suite 4 £4,100 per annum exclusive

Business Rates

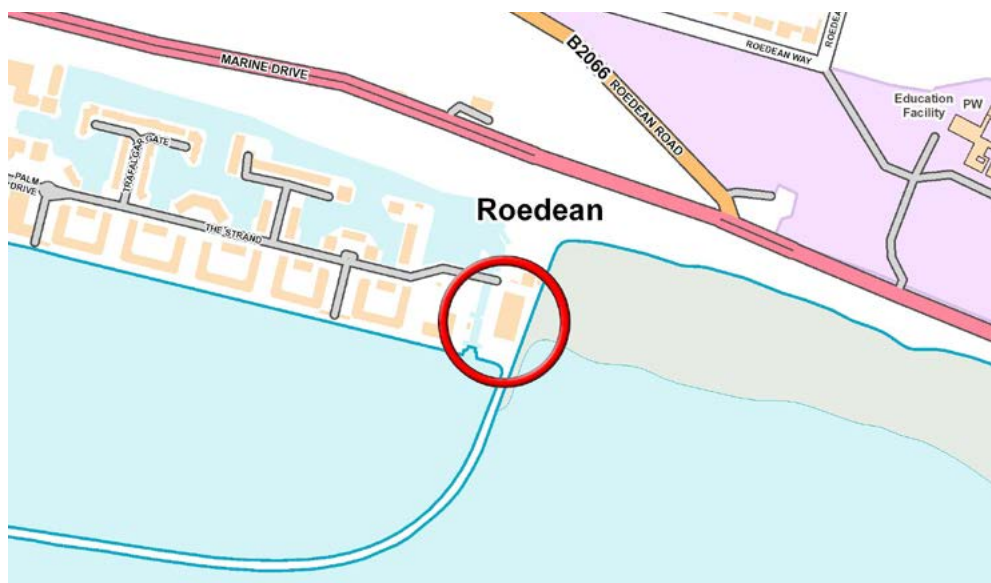
Rateable Value (2017): TBC

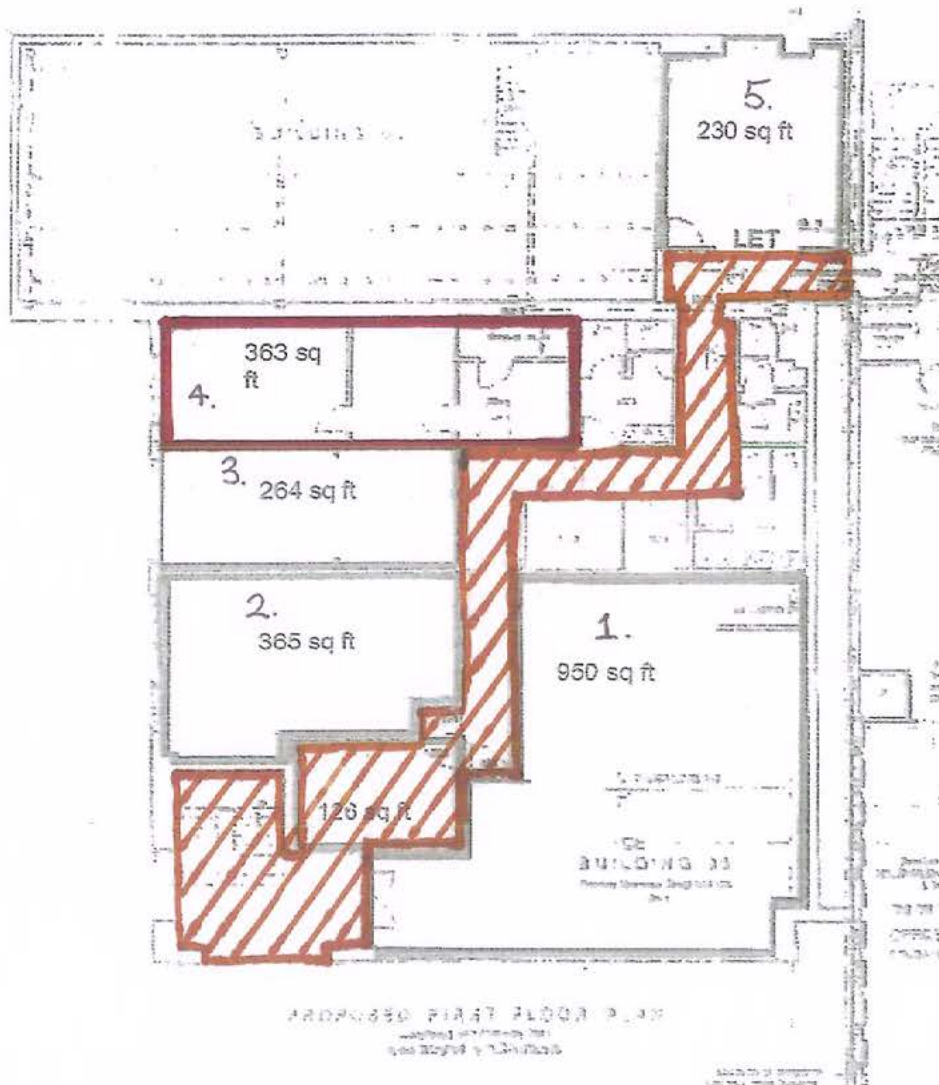
Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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.





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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