LAST REMAINING STUDIO

boardwalk studios

BRIGHTON MARINA

NEW **VIBRANT OFFICE SPACE** 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



BN2 5ZF
SAT NAV

what3words.com/banana.having.resort



- HIGH SPECIFICATION REFURBISHMENT
- FULLY-FITTED PLUG'N'PLAY OFFICES
- SECURE UNDERGROUND PARKING
- WATERFRONT OUTDOOR SPACE
- SHOWER FACILITIES
- SECURE BIKE COMPOUND
- NEW VRF AIR-CONDITIONING
- HIGH QUALITY FURNITURE

a place to thrive

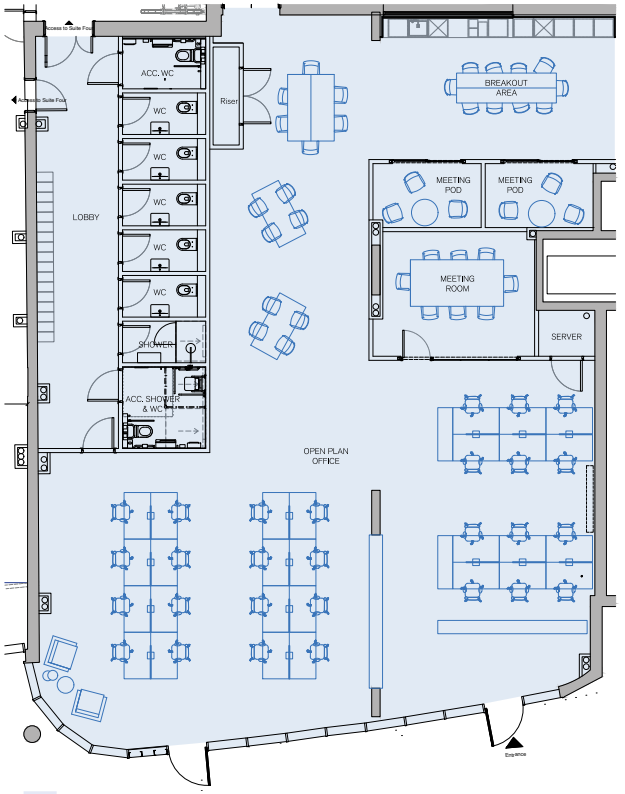
Brighton & Hove is characterised by a combination of unique and individual retail, restaurant and cafés which mix with culture, tourism, two universities and numerous language colleges – giving those who live and work in Brighton a distinct advantage.

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.









three

boardwalk studiothree

BRIGHTON MARINA

3,897 ft²

(362 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	ft²	m²
studio**one**	LET	
studio**three**	3,897	362
studio**four**	LET	

boardwalk studios
BRIGHTON MARINA







Flude PROPERTY CONSULTANTS
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
01273 70 10 70

Philip Graves
07970 747 197 | graves@gravesjenkins.com

Oliver Graves
07435 099 764 | oli@gravesjenkins.com

Misrepresentation Act: The particulars on this mailer have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. October 2026.