



OFFICE TO LET

## OFFICES 1-3, BRIGHTON MARINA

Brighton Marina Village, Brighton, BN2 5WB

LARGE OFFICE SPACE TO LET AT BRIGHTON  
MARINA

2,166 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,166 sq ft
<b>Rent</b>	£30,000 per annum exclusive of rates VAT, service charge & all other outgoings.
<b>Business Rates</b>	N/A
<b>Service Charge</b>	A service charge will be payable. Please ask for further details
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

A well sized office suite comprising 1 large, open plan room and 2 smaller rooms with features including Catt II lighting, Electric night storage heaters, door entry intercom & carpets. The building has a passenger lift & the office also benefits from kitchen facilities and W/C's shared with the other offices in the building. There is a 1,500 space, multi storey car park on the development.

## Location

The space is situated on the 1st floor of The Octagon offices located in a northern position within Brighton Marina. Brighton Marina is located to the east of Brighton City to the south of Roedean. Occupiers at Brighton Marina include Pizza Express, Mal Maison, ASDA, McDonalds & David Lloyd.

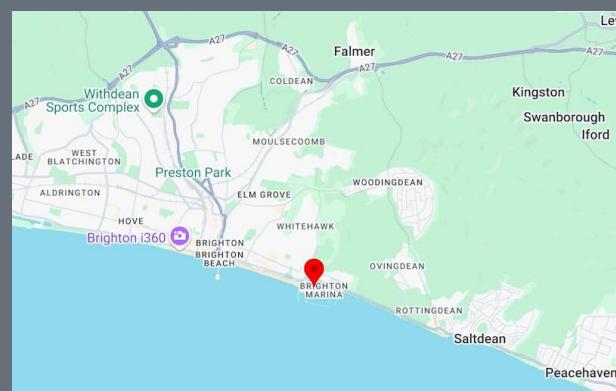
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	2,166	201.23
<b>Total</b>	<b>2,166</b>	<b>201.23</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed. A minimum rent deposit of 3 months rent will be required as a deposit however a larger deposit may be required subject to status.



## Get in touch

### Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

### James Hawley

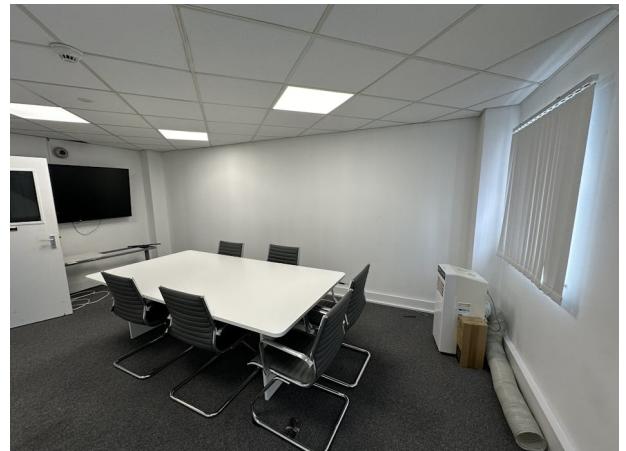
01273 672999 | 07935 901 877  
james@eightfold.agency

### Alex Gardner

01273 672999 | 07511 017289  
alex@eightfold.agency

### Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025



# Energy performance certificate (EPC)

SUITE 1 The Octagon Offices Waterfront Brighton Marina Village BRIGHTON BN2 5WB	Energy rating <b>C</b>	Valid until: <b>10 June 2030</b>
Certificate number: <b>0823-0060-1030-1700-1063</b>		

Property type B1 Offices and Workshop businesses

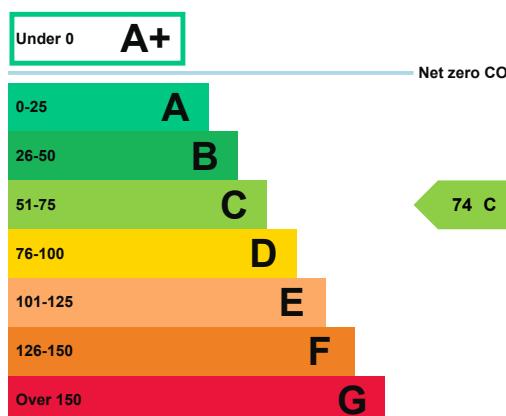
Total floor area 61 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

70 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	53.69
Primary energy use (kWh/m <sup>2</sup> per year)	318

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0060-1278-0410-0106-0034\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lee Pegler
-----------------	------------

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034274
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

Employer	Socotec Ltd
Employer address	Henge Barn Pury Hill Business Park Alderton Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2020
Date of certificate	11 June 2020