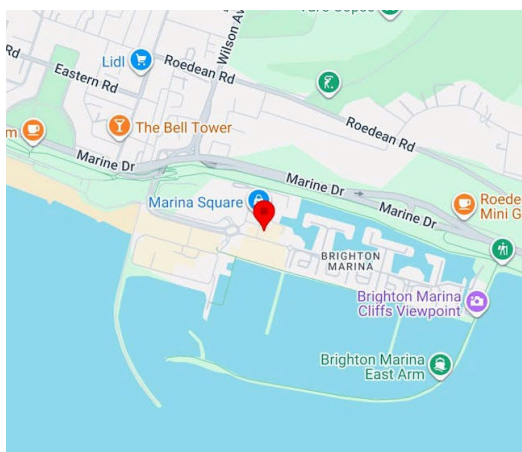




14 Waterfront, Brighton Marina Village, Brighton, BN2 5WA

Office To Let | £32,500 per annum exclusive of rates, VAT and all other outgoings | 2,600 sq ft

PROMINENT CORNER RETAIL UNIT SUITABLE FOR RETAIL/ OFFICE/ LEISURE AT BRIGHTON MARINA- AVAILABLE DECEMBER 2026



Description

An impressive corner unit with excellent return frontage, predominately open plan the unit has some partitioned walls which have created storage, office & staff space to the rear. whilst the unit has been an estate agent office for many years it could lend itself for a variety of uses subject to the required consents such as retail or leisure uses.

Location

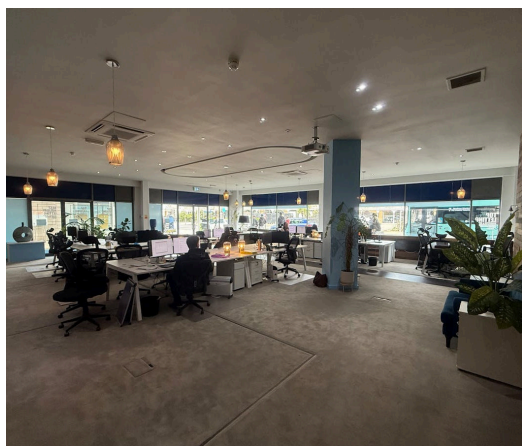
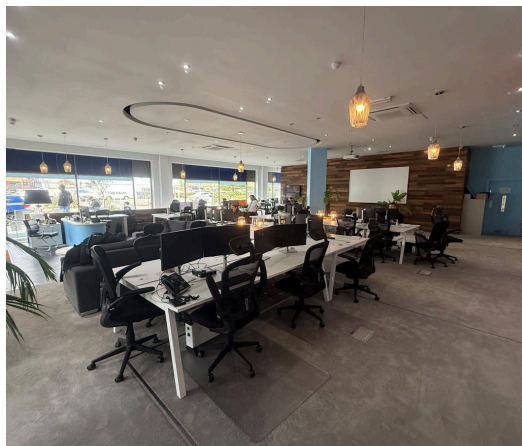
This property is situated on the East side of Brighton Marina. Brighton Marina is a mixed use complex located approximately 1 mile to the east of Brighton City Centre with a variety of leisure facilities which include David Lloyd Gym, and 8 Screen Cineworld, 23 lane Bowling Alley and Mal Maison 71 bedroom boutique Hotel. A 1500 space multi-storey car park & accommodates an annual car count of approximately 3.5 million annually. Additionally, there are a variety of shops and restaurants, including, ASDA, Nandos, McDonalds, Pizza Express, and the West Quay.

Accommodation

Name	sq ft	sq m
Ground	2,600	241.55
Ground - Shop/ Office	2,600	241.55
Total	5,200	483.10

Terms

Available on a new effective full repairing and insuring lease by way of service charge for a minimum term of 5 years. Available December 2026



Summary

- Rent: £32,500 per annum exclusive of rates, VAT and all other outgoings
- Business rates: £10,982.50 per annum based on the 2026 valuation from April.
- Service charge: A service charge is payable, the estimated service charge budget for the year ending December 2025 is £27,612,
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Estate charge: £26,162 per annum based on 2025 service charge budget
- EPC: C (66)
- Lease: New Lease
- Terms: 5 years

Contact & Viewings



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

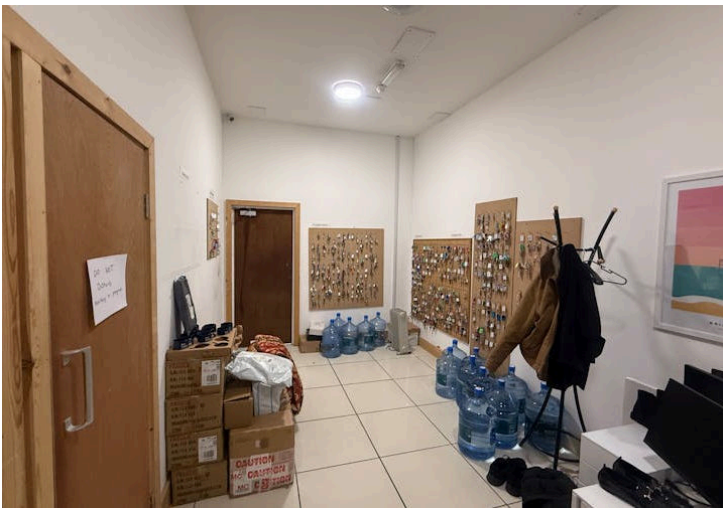
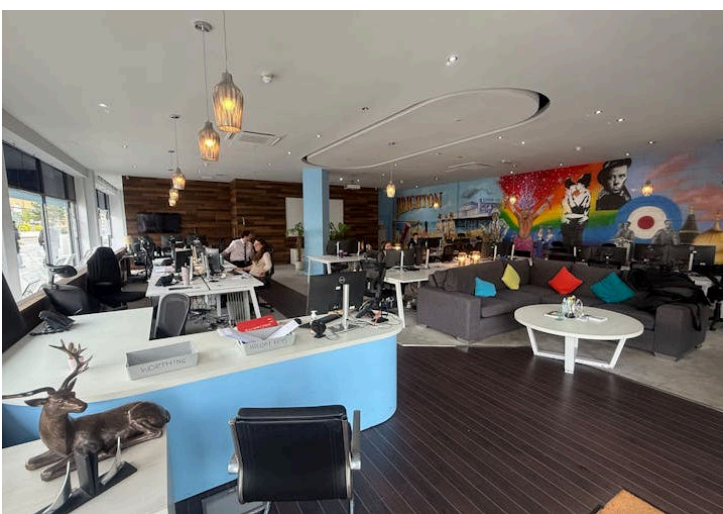


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Energy performance certificate (EPC)

14 Waterfront Brighton Marina BRIGHTON BN2 5WA	Energy rating	Valid until: 5 August 2031
	C	Certificate number: 2020-3028-4090-6201-2201

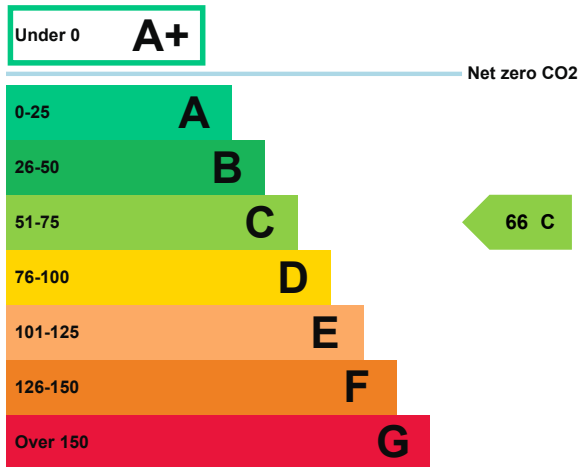
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	265 square metres

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

43 B

If typical of the existing stock

125 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	285.28
Primary energy use (kWh/m ² per year)	1688

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0201-4249-2002-0208-2602\)](#).

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	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 August 2021
Date of certificate	6 August 2021

Floorplan

14 Palm Drive, Brighton, England

Approximately 2600 ft² total

