



Studio 3

Boardwalk Studios, Brighton Marina, Brighton, BN2 5ZF

To Let: New Vibrant & Fully-Fitted Office Spaces Available

3,897 sq ft
(362.04 sq m)

- Final remaining vibrant office to let
- Multiple secure underground car parking available
- Fully fitted and furnished (zero CAPEX required)
- Outdoor waterfront space
- EPC Rating - B

Studio 3, Boardwalk Studios, Brighton Marina, Brighton, BN2 5ZF

Summary

Available Size	3,897 sq ft
Rent	£27.50 per sq ft exclusive
Business Rates	Upon Enquiry
Service Charge	£9.67 per sq ft Further information can be provided on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Studio Three is the last remaining office within the Boardwalk Studios, offering a spacious and contemporary environment designed for immediate occupation. The space has been thoughtfully configured to support a variety of working styles, with flexible layouts that can accommodate both collaborative areas and private work zones. Floor-to-ceiling windows provide an abundance of natural light, while the interiors reflect a modern aesthetic with high-quality finishes throughout.

The office enjoys direct access to a private outdoor seating area overlooking the marina, creating a unique setting for informal meetings or breaks. With its turnkey condition, the space allows businesses to move in and operate seamlessly from day one.

Location

Brighton & Hove is characterised by a combination of unique and individual retail, restaurant and cafes 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.

Accommodation

The office has the following internal floor area:

Floor/Unit	sq ft	sq m
3rd	3,897	362.04
Total	3,897	362.04

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Specification

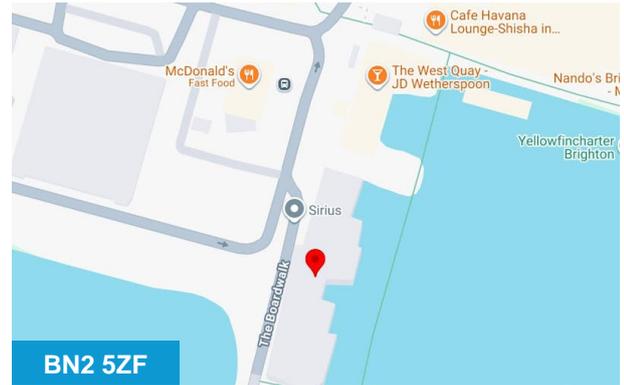
- . High specification refurbishments
- . Fully fitted plug 'n' play offices
- . Secure underground parking
- . Waterfront outdoor space
- . Shower facilities
- . Secure bike compound
- . New VRF air conditioning
- . High-quality furniture

Viewings

Strictly via prior appointment through Joint Agents Graves Jenkins (t: 01273 701070) or Fludes Property Consultants.

Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.



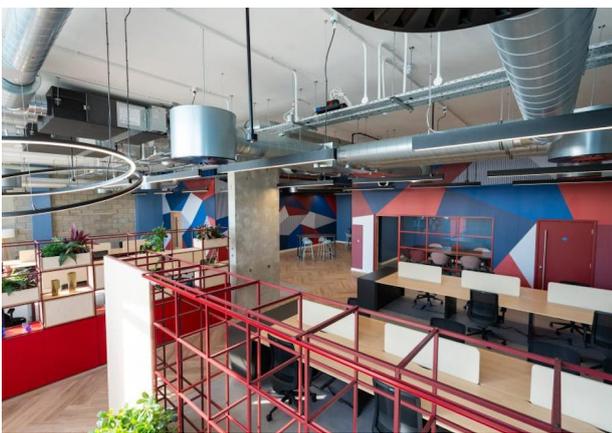
Viewing & Further Information

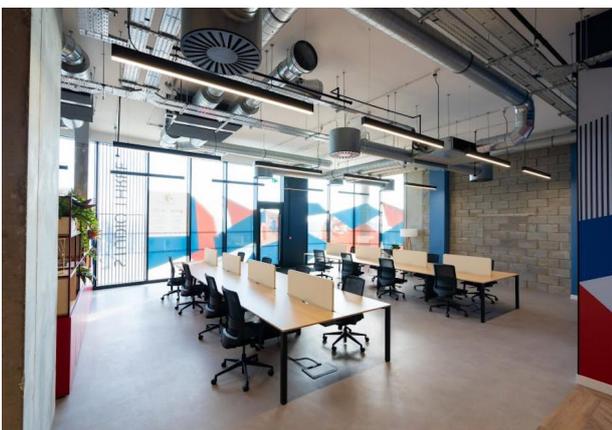
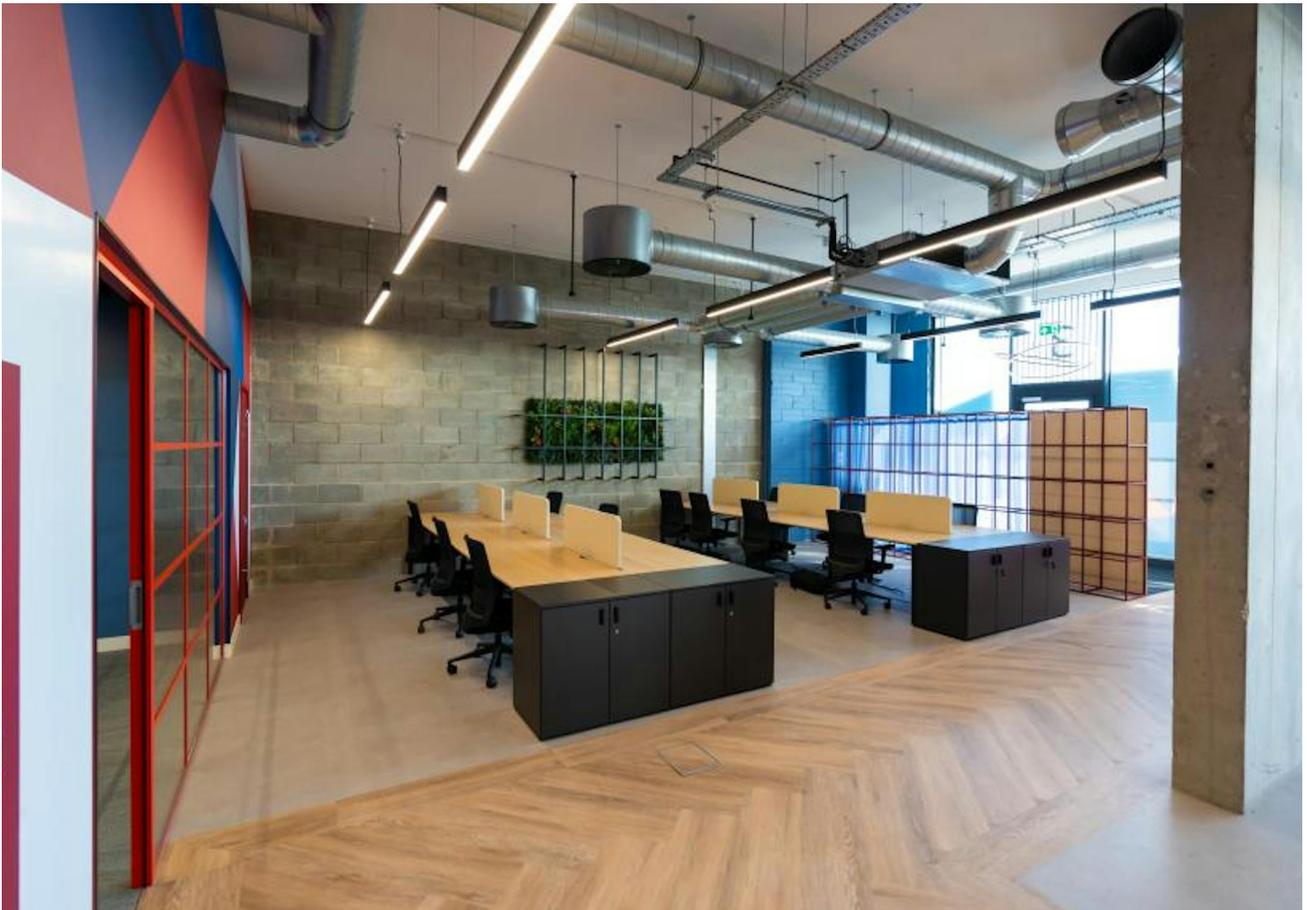
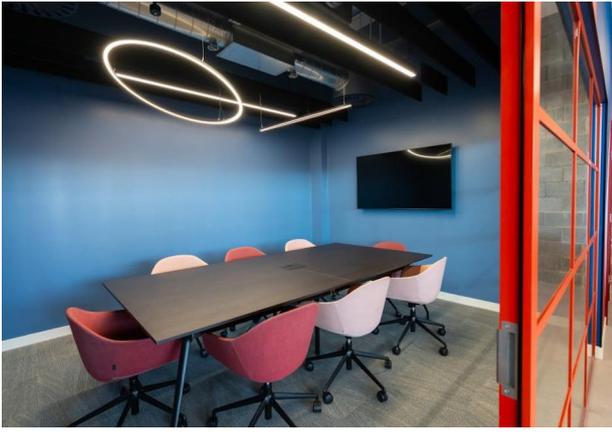


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PROPERTY PEOPLE

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Studio 3, Boardwalk Studios, Brighton Marina, Brighton, BN2
5ZF

TO LET: NEW VIBRANT & FULLY-FITTED OFFICE SPACE AVAILABLE

LOCATION



Brighton & Hove is characterised by a combination of unique and individual retail, restaurant and cafes 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.

Description

This is an exciting opportunity to rent the last remaining and fully-fitted 'plug and play' office within the Boardwalk at Brighton Marina.

Key Features

- Final remaining vibrant office to let
- Multiple secure underground car parking available
- Fully fitted and furnished (zero CAPEX required)
- Outdoor waterfront space
- EPC Rating - B

Accommodation

The office has the following internal floor area:

Studio Three - 3,897 sq ft (362 sq m)

Spratley Partners

Matterport Link

Outdoor Space

The studio has the benefit of an external seating area which can be made exclusive to the individual occupier.

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.

Amenities

- High specification refurbishments.
- Fully fitted plug 'n' play offices.
- Secure underground parking.
- Waterfront outdoor space.
- Shower facilities.
- Secure bike compound.
- New VRF air conditioning.
- High-quality furniture.

Lease

New lease available for a term of no less than three years.

Rent

Studio Three - £107,250 per annum, exclusive (£27.50 psf).

Rent Review

By negotiation.

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.

Business Rates

To be reassessed.

VAT

These premises are elected for VAT therefore VAT will be payable on the terms quoted.

Legal Fees

Each party is to be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

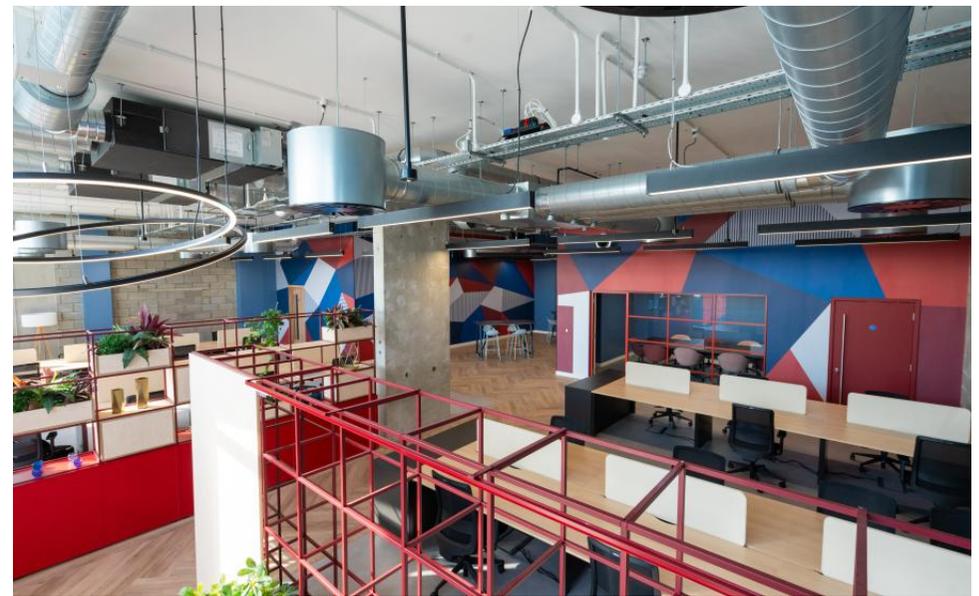
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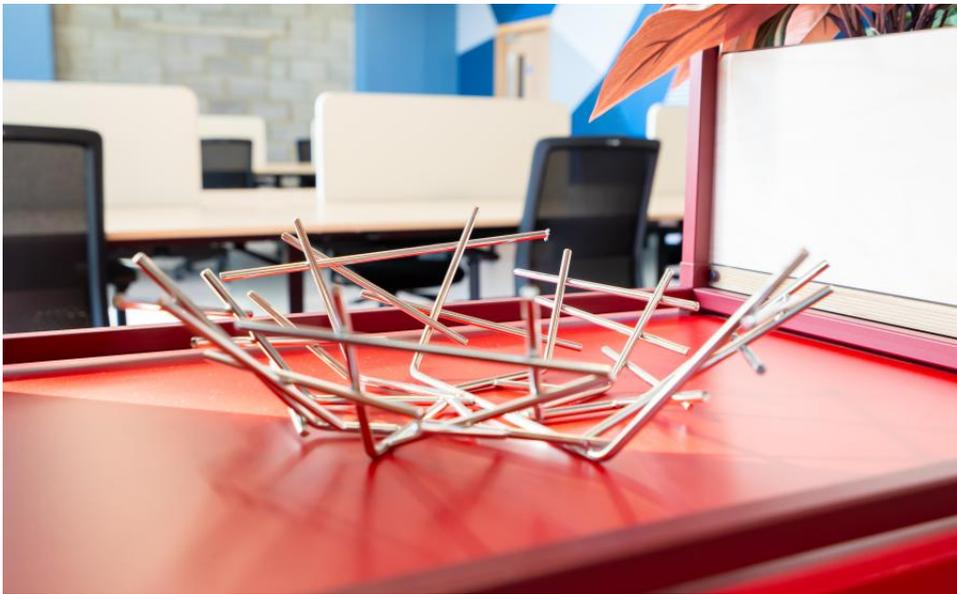
Viewing Arrangements

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East Sussex
BN1 1UB



boardwalk studios

BRIGHTON MARINA

**3 NEW VIBRANT OFFICE SPACES 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



HIGH SPECIFICATION REFURBISHMENTS



FULLY-FITTED PLUG'N'PLAY OFFICES



SECURE UNDERGROUND PARKING



WATERFRONT OUTDOOR SPACE



SHOWER FACILITIES



SECURE BIKE COMPOUND



NEW VRF AIR-CONDITIONING



HIGH QUALITY FURNITURE



what3words.com/banana.having.resort

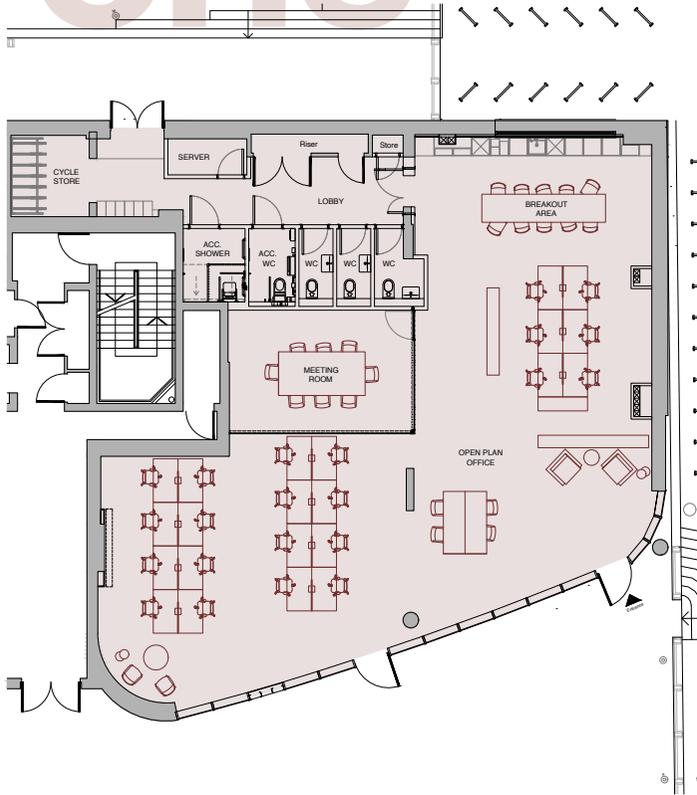
a place to thrive

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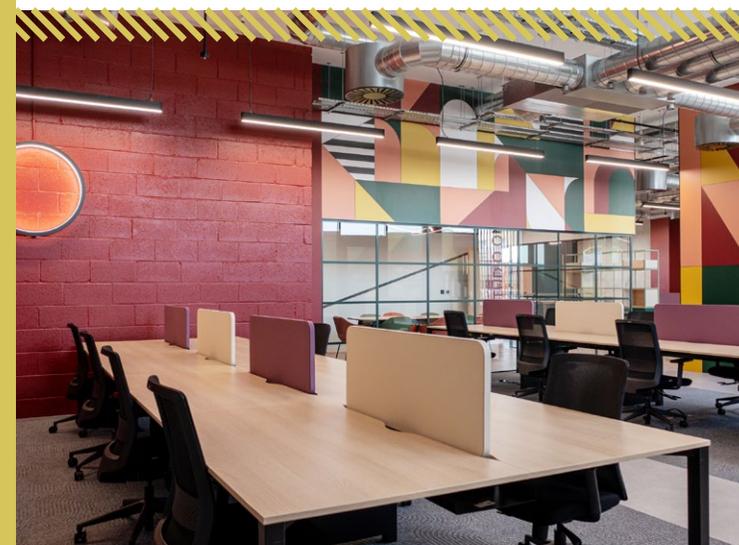
one



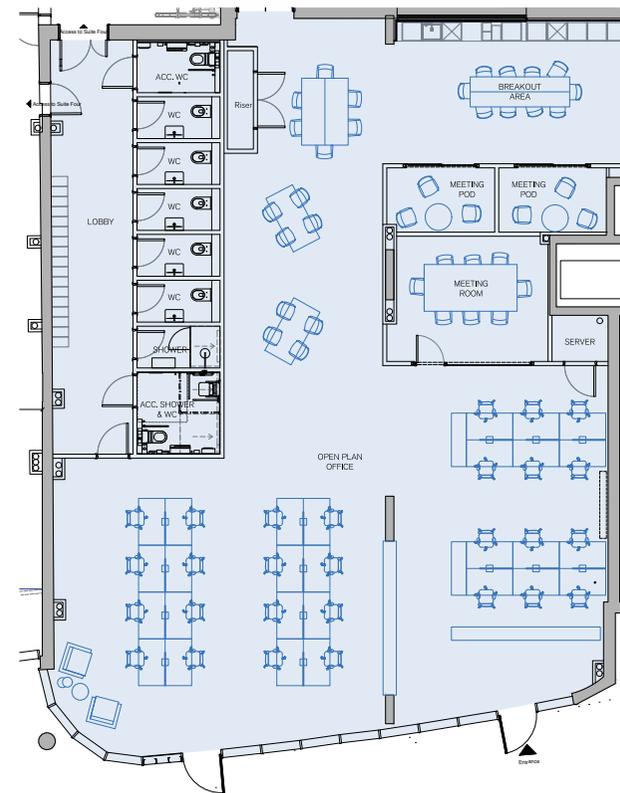
boardwalk studioone

BRIGHTON MARINA

LET
(268 m²)

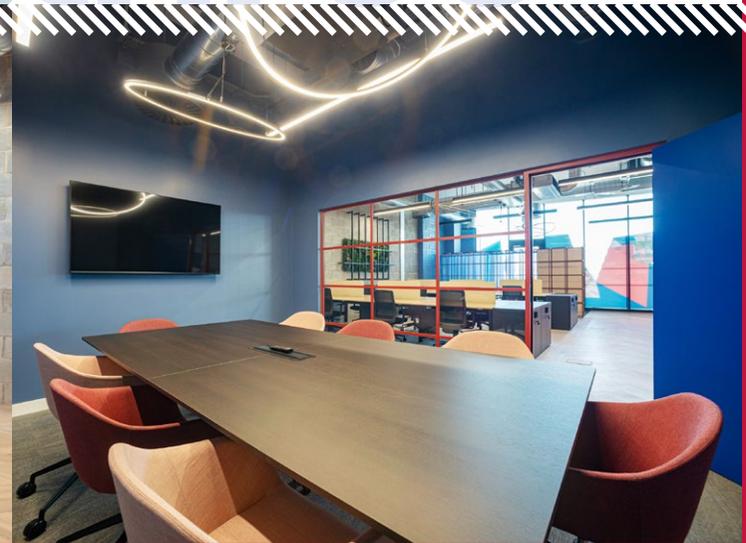


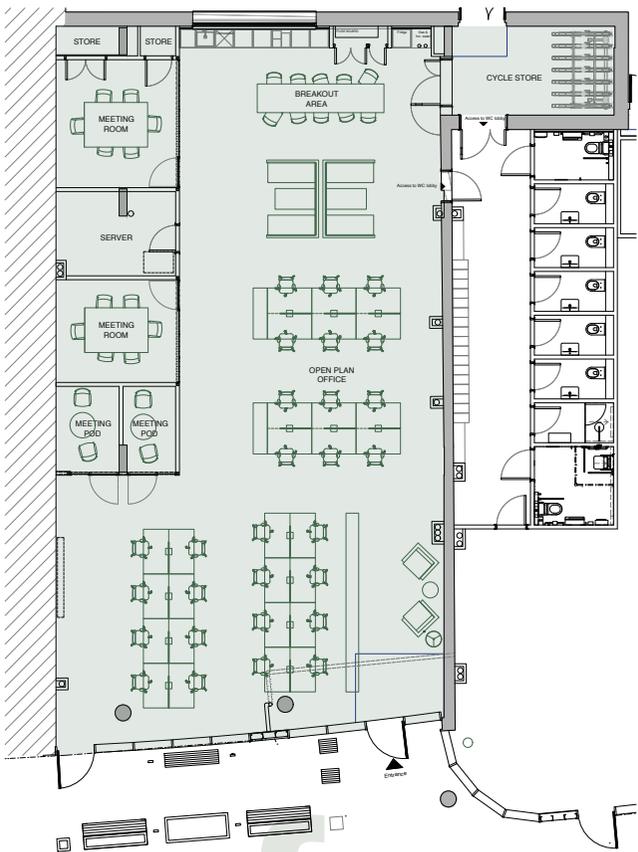
Indicative CGI images



three

boardwalk studiothree
BRIGHTON MARINA
3,897 ft²
(362 m²)





A circular graphic overlay with a white border. Inside the circle, there is a photograph of the office entrance. The entrance features a glass door with a sign that reads 'boardwalk studios' and 'STUDIO FOUR'. The sign also includes a colorful logo. In front of the entrance, there are several wooden planters with green plants. The text 'boardwalk studiofour' and 'BRIGHTON MARINA' is written in white on a dark green background. Below this, a white banner with a black border contains the text 'UNDER OFFER' in bold black letters, with '(269 m²)' written below it.



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	ft ²	m ²
studioone	LET	
studiothree	3,897	362
studiofour	UNDER OFFER	



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