



OFFICE / RETAIL TO LET

33 THE OCTAGON

Brighton Marina Village, Brighton, BN2 5WA

BIJOUX SHOP TO LET IN BRIGHTON MARINA

375 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	375 sq ft
Rent	£8,000 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£2,095.80 per annum Subject to status this property could qualify for 100% small business rate relief.
Rateable Value	£4,200
Service Charge	A service charge is payable. The service charge budget for the year ending December 2025 is £2,756 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

Description

An attractive ground floor retail/ office unit in the Octagon at Brighton Marina, comprising a sales area with storage and W/C to the rear.

Location

The property is situated at ground floor level, within the Octagon on the northern side of Brighton Marina. The unit is surrounded by operators such as Nando's, Laughing Dog Café, Leaders, Pizza Express, Globalls, Klitchenhaus, WED2B & Mal Maison Boutique Hotel. Hollywood Bowl Bowling Alley, an 8 Screen Cineworld Cinema & David Lloyd Gym are also located within The Marina development. The Marina is situated to the east of Brighton City Centre & can be accessed easily by car, bus or on foot. There is a 1,500 space, multi storey car park on the development.

Accommodation

The accommodation comprises of the following

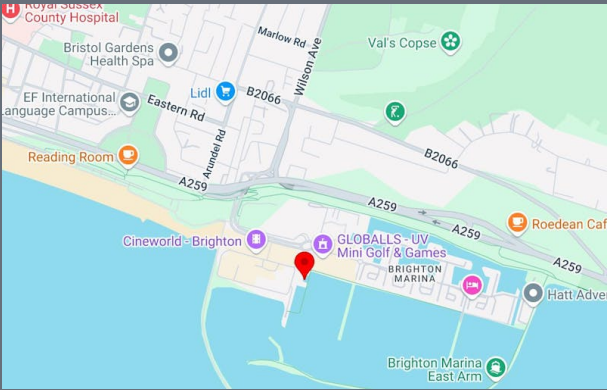
Name	sq ft	sq m
Ground - Floor Area	375	34.84
Total	375	34.84

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years. Subject to status, a rental deposit equal to 3-6 months rent will be required. The lease will be subject to vacant possession & simultaneous surrender with the lease of the existing tenant.

AML

In the normal manner identification & recent proof of address will be required for shareholders with a 25% interest in a company taking the property. Where a LLP with more than 4 shareholders checks may need to be carried out on more parties. Anti-money laundering checks will come at a cost of £50 + VAT per person. Referencing where applicable will come at a cost of £75 + VAT.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

33 Waterfront
Brighton Marina Village
BRIGHTON
BN2 5WA

Energy rating

B

Valid until:

27 November 2032

Certificate number:

5980-2465-5918-5510-3598

Property type

Retail/Financial and Professional Services

Total floor area

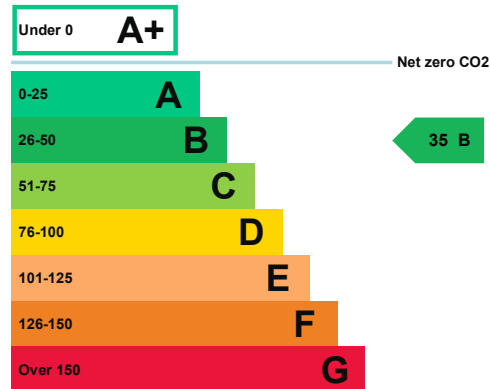
36 square metres

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 B.



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

8 A

If typical of the existing stock

30 B

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 ₂ /m ² per year)	13.28
Primary energy use (kWh/m ² per year)	143

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4817-0849-7374-3316-8524\)](#).

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	Guy Smith
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010570
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2022
Date of certificate	28 November 2022

0 25 m 50 m

LAUGHING DOG 31

JENNY'S 30

HAIR 38

COCO'S HOMEWARES 39

VIBE CHIROPRACTIC 40

KATARINA HARVESTER 41

MARINA DENTAL CARE 42

CAFE ZIO 43

BELLA NAPOLI 19

VACANT 20

VACANT 28

THE ACADEMY BRIGHTON 27

WED2B 29

BRIGHTON MARINA COMMERCIAL MANAGEMENT 32

H2O HOMES 33

PEBBLES FURNISHING 35

BAGGAGE FACTORY 36

VACANT 37

VACANT 44

VACANT 45

GLOBALLS 1.5

LEADERS 6

ELECTRIC 16

VACANT 15

VACANT 14

BRAND VAUGHAN 12-13

THE WORKS 8

DANSANI 7

ASDA PETROL STATION

VACANT 10

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