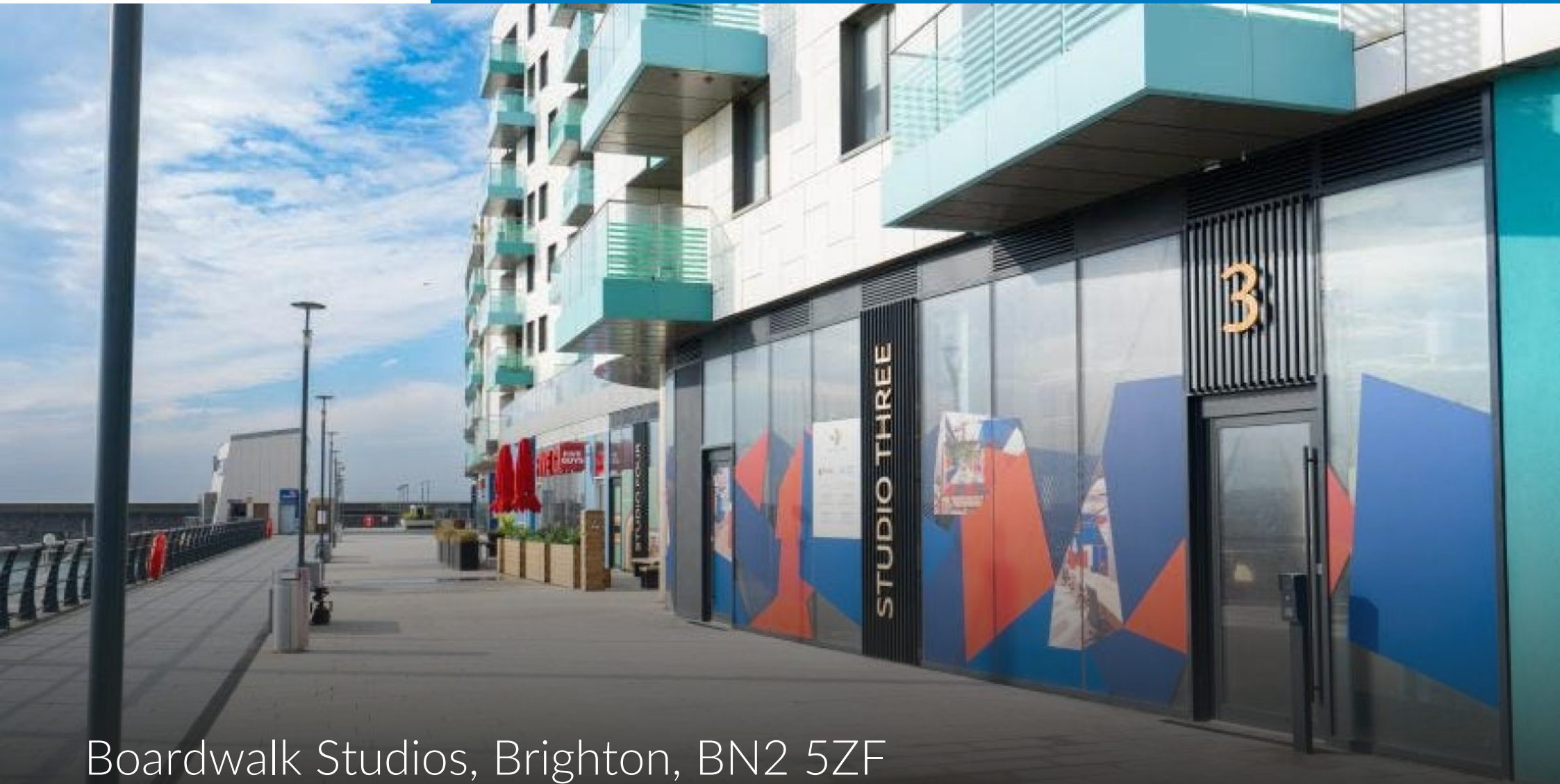




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Boardwalk Studios, Brighton, BN2 5ZF

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

# LOCATION



## 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.

## 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

## Rent:

£27.50 per sq ft exclusive

## Service Charge:

£9.67 per sqft

Further information can be provided on request

## VAT:

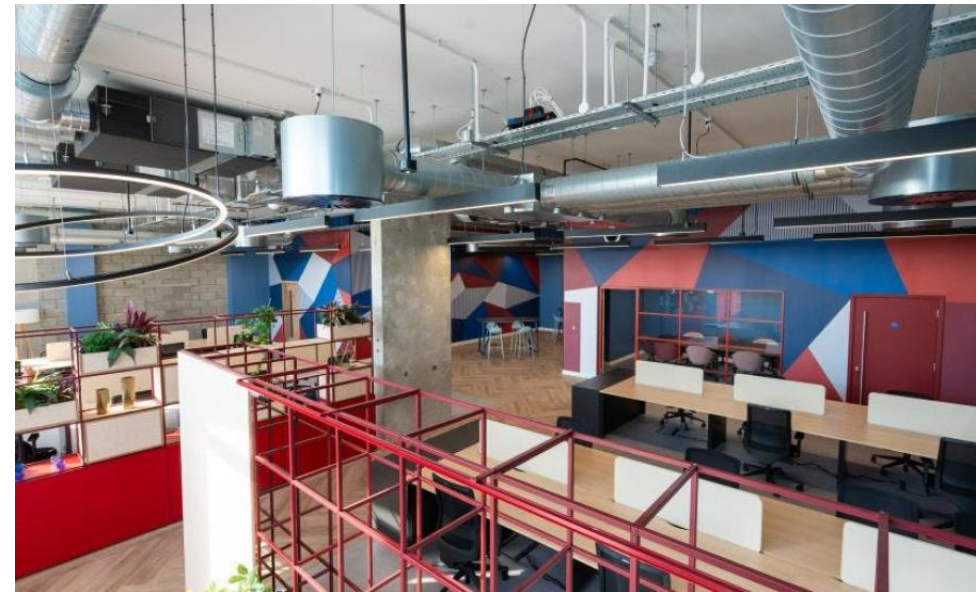
VAT is Applicable

## Legal Fees:

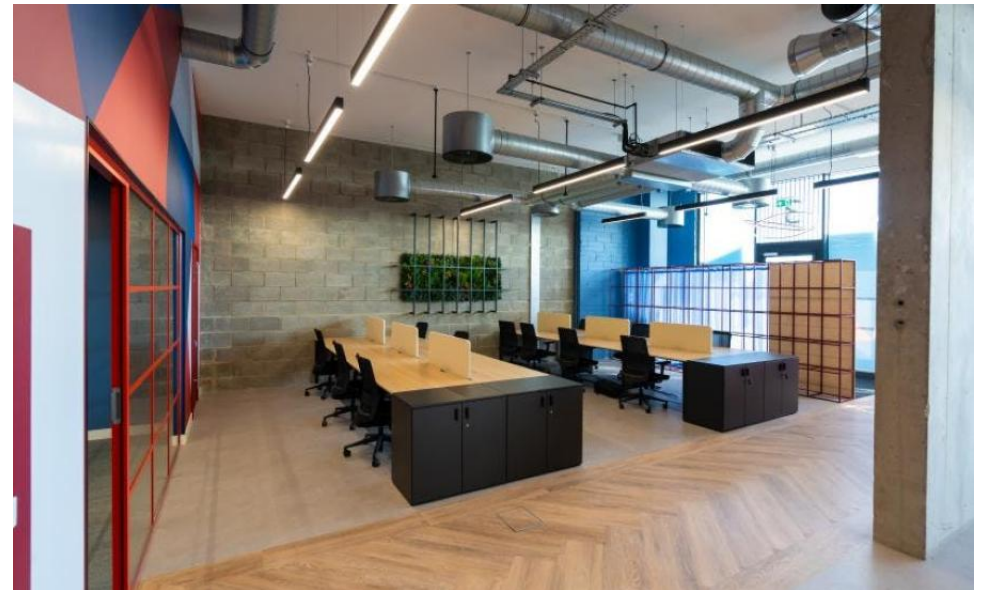
Each party to bear their own costs



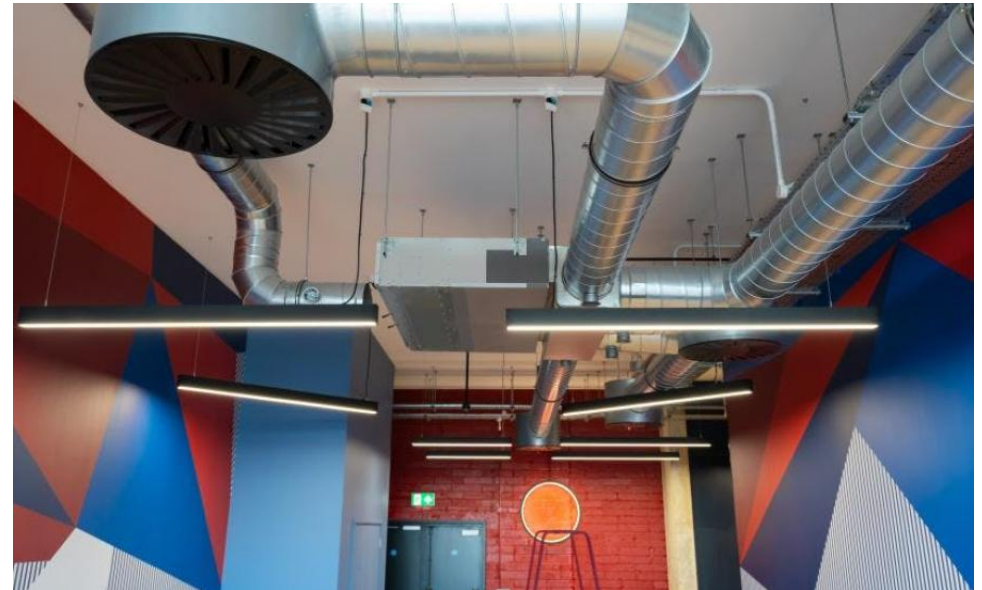














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