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

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

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 Office
- Multiple Secure Underground Car Parking Available
- Fully Fitted 'Plug and Play' Offices (Zero CAPEX Required)
- Waterfront Location
- EPC Rating - B

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	3,897	362.04	Total	3,897	362.04
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## Rent:

£25 per sq ft exclusive

## Terms:

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

## Service Charge:

£9.67 per sqft

Further information can be provided on request

## Specifications:

- 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

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:



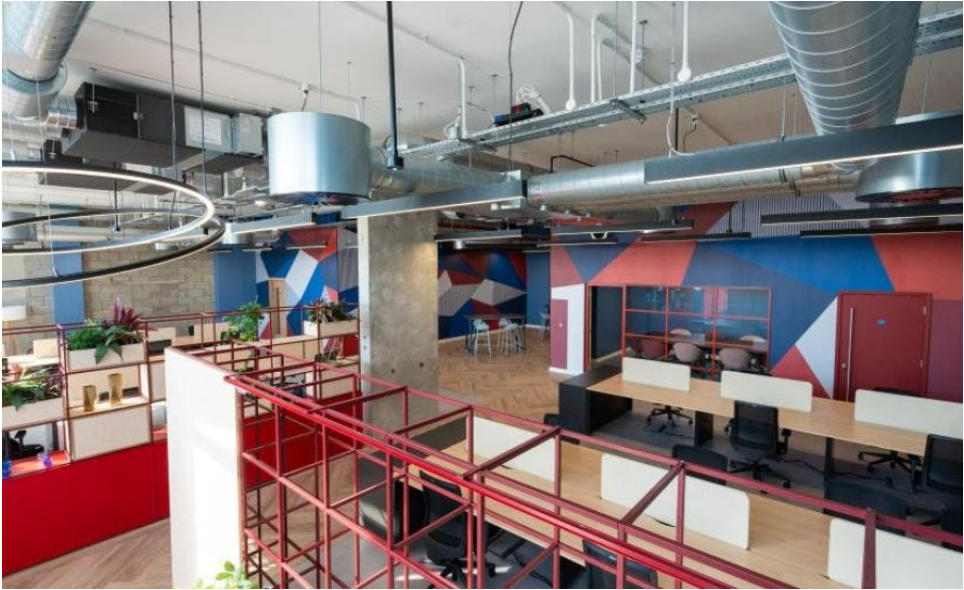
Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) or Fludes Property Consultants.

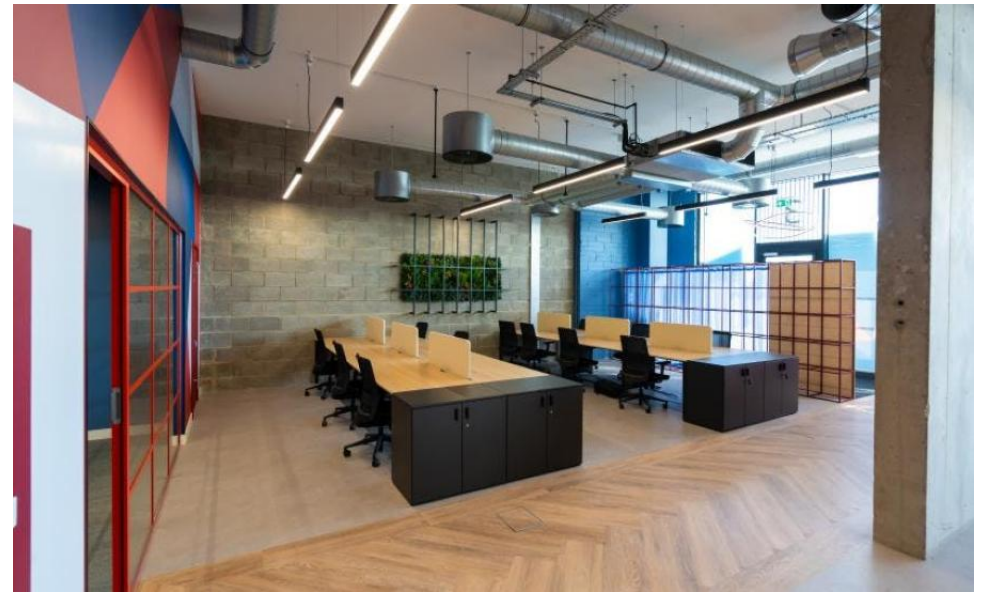
## Anti Money Laundering:

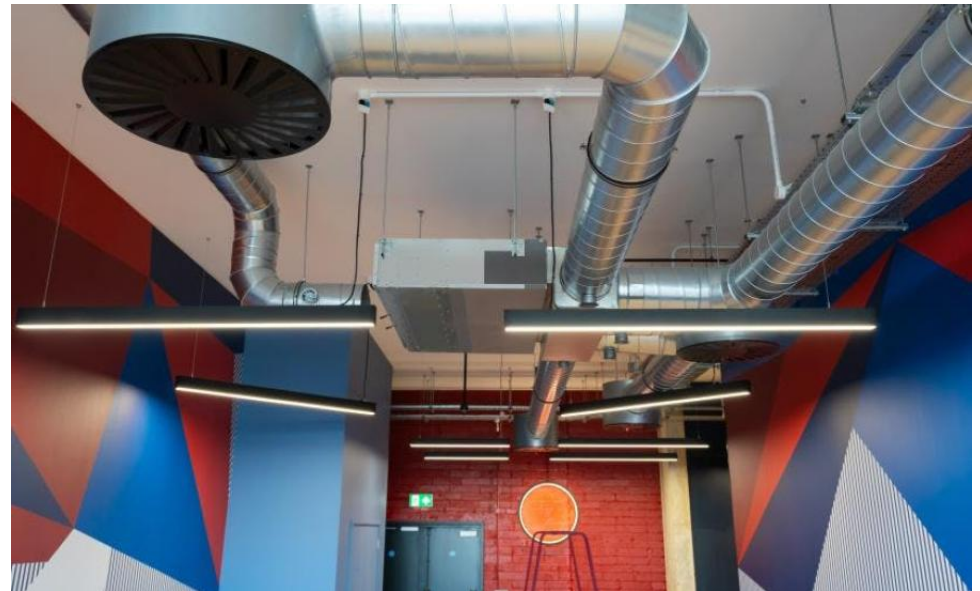
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.











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