



# 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 REFRUBISHMENTS



FULLY-FITTED PLUG'N'PLAY OFFICES



SECURE UNDERGROUND PARKING



WATERFRONT OUTDOOR SPACE



SHOWER FACILITIES



SECURE BIKE COMPOUND



NEW VRF AIR-CONDITIONING



HIGH QUALITY FURNITURE



BN2 5ZF  
SAT NAV

[what3words.com/banana.having.resort](http://what3words.com/banana.having.resort)

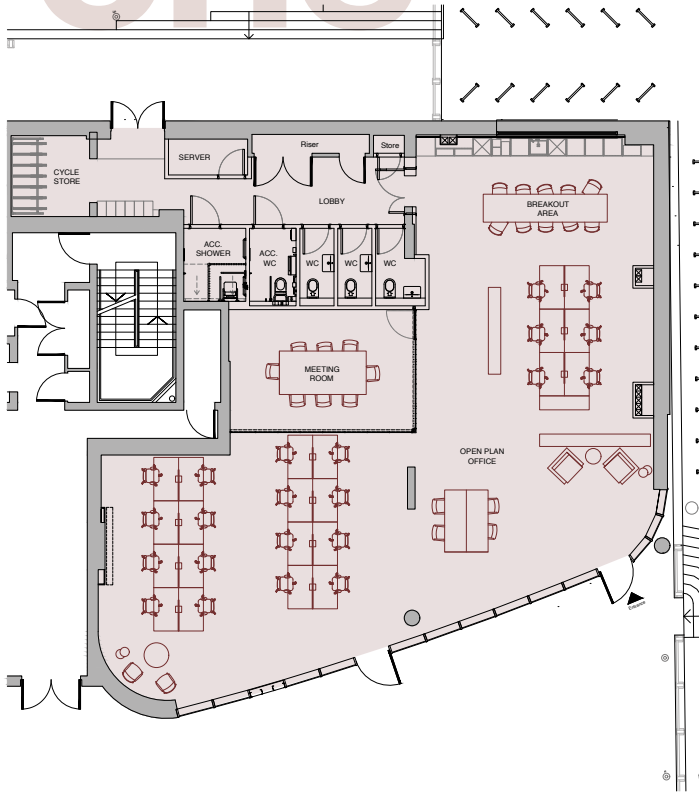
## a place to thrive

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



# one



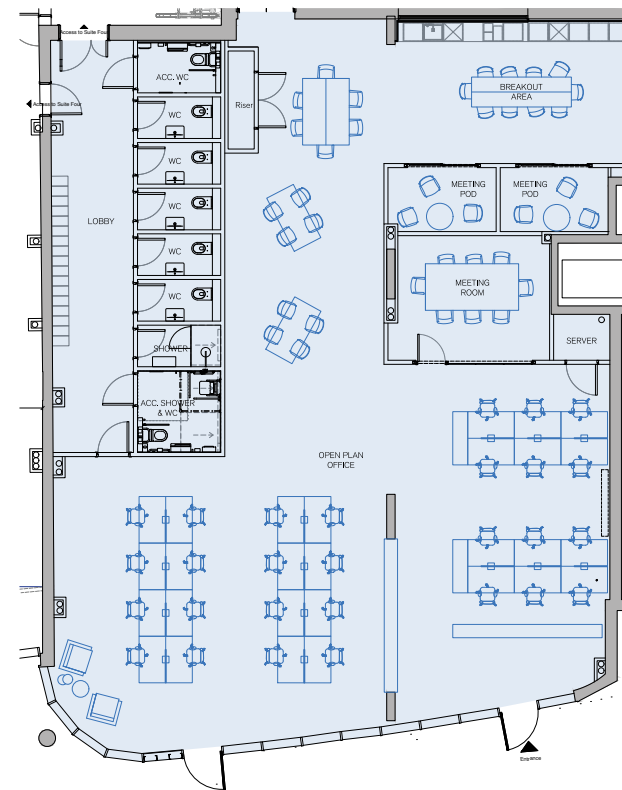
boardwalk studioone

BRIGHTON MARINA

**LET**

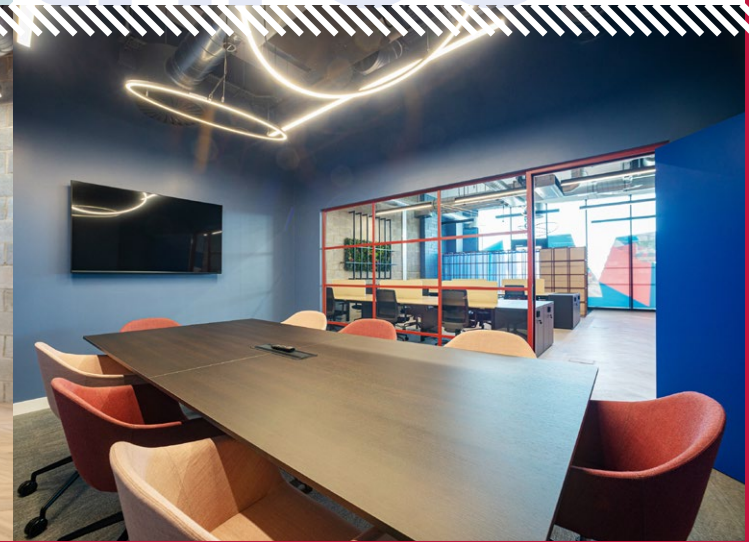
(268 m<sup>2</sup>)

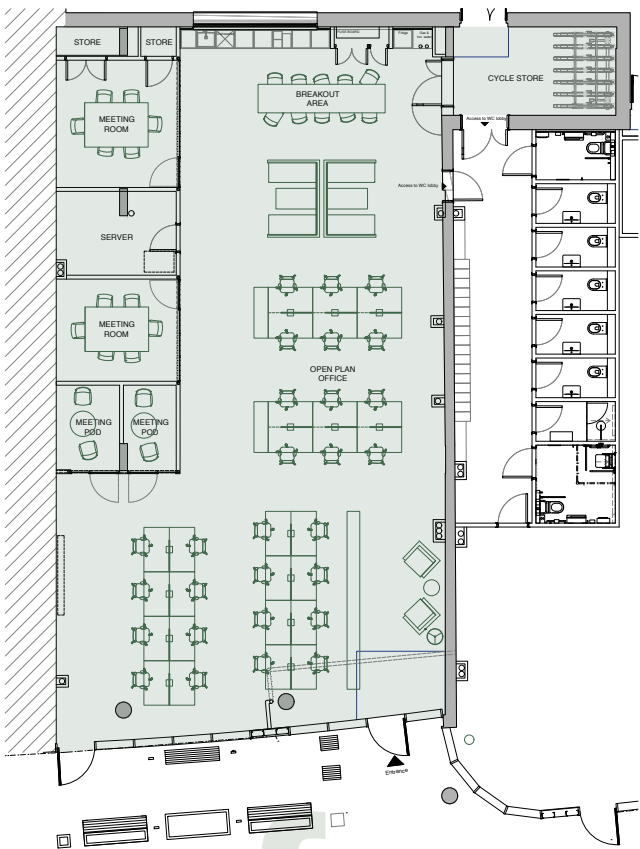
Indicative CGI images



three

boardwalk studiothree  
BRIGHTON MARINA  
**3,897 ft<sup>2</sup>**  
(362 m<sup>2</sup>)





four



boardwalk studios

STUDIO FOUR

boardwalk studios

BRIGHTON MARINA

**UNDER OFFER**

(269 m<sup>2</sup>)



## 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 <sup>2</sup>	m <sup>2</sup>
studioone	LET	
studiothree	3,897	362
studiofour	UNDER OFFER	



01273 72 70 70

**Ed Deslandes**

07854 883 927 | e.deslandes@flude.com

**Nick Martin**

01273 740 381 | n.martin@flude.com



**graves  
jenkins**  
PROPERTY PEOPLE

**Philip Graves**

07970 747 197 | graves@gravesjenkins.com

**Oliver Graves**

07435 099 764 | oli@gravesjenkins.com

01273 70 10 70