

A3 UNIT TO LET NEW LEASE NO PREMIUM

Unit 1, (1st Floor), Brighton Marina, Brighton, BN2 5WA

LOCATION & DESCRIPTION:

Brighton Marina is mixed use scheme located approximately 1 mile to the east of Brighton city centre and has a variety of leisure facilities which include David Lloyd Gym, an 8 screen Cineworld Multiplex cinema, 23 lane Hollywood Bowl bowling alley and Malmaison boutique hotel.

With an annual accommodated car count of approximately 3.5 million, these are with free parking in the 1,600 space multi-storey car park. There is also a variety of shops and restaurants in the marina which include Pizza Express, Cafe Rouge, McDonalds, Nandos, GBK and Five Guys.

In addition, the marina has a variety of dwellings and 1,600 boat berths, whilst a new development of residential units is underway which once complete will create an additional 853 dwellings.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
1 st Floor, Unit 1	5,125 sq ft	476.11 sq m

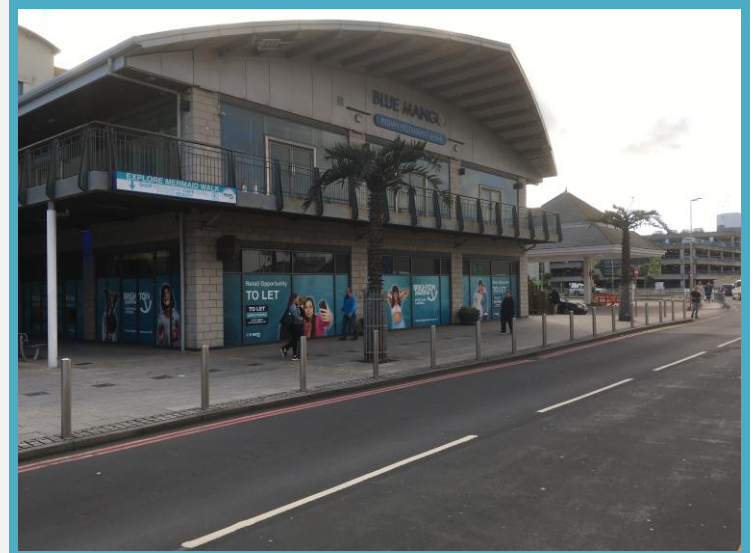
LEASE:

New effective full repairing and insuring lease for a term to be agreed.

RENT

1st Floor Unit 1 £51,500

All rents per annum exclusive of service charges, rates, VAT and all other outgoings



RATES:

To be reassessed.

LEGAL COSTS:

Each party to be responsible for their own legal and all other professional costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 990-1983-0357-9651-5040

The energy efficiency rating for this property is E 116.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**.

