

A1 UNIT TO LET
AVAILABLE ON FLEXIBLE TERMS
Unit 17, Brighton Marina, Brighton BN2 5WA

LOCATION:

Brighton Marina is a 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, there are 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, Café Rouge, McDonalds, Nandos & Five Guys.

In addition, the Marina has 853 existing 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
Unit 17	947 sq ft	87.98 sq m

LEASE:

New lease available for a term to be agreed subject to vacant possession.

RENT:

£15,000 per annum exclusive of service charges, rates, VAT and all other outgoings.



RATES:

Rateable Value: £11,750 UBR 48.0p (April 2018/2019).
 Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0840-0638-9279-8300-3092

The energy efficiency rating for this property is D 81.

A full copy of the EPC can be viewed at:

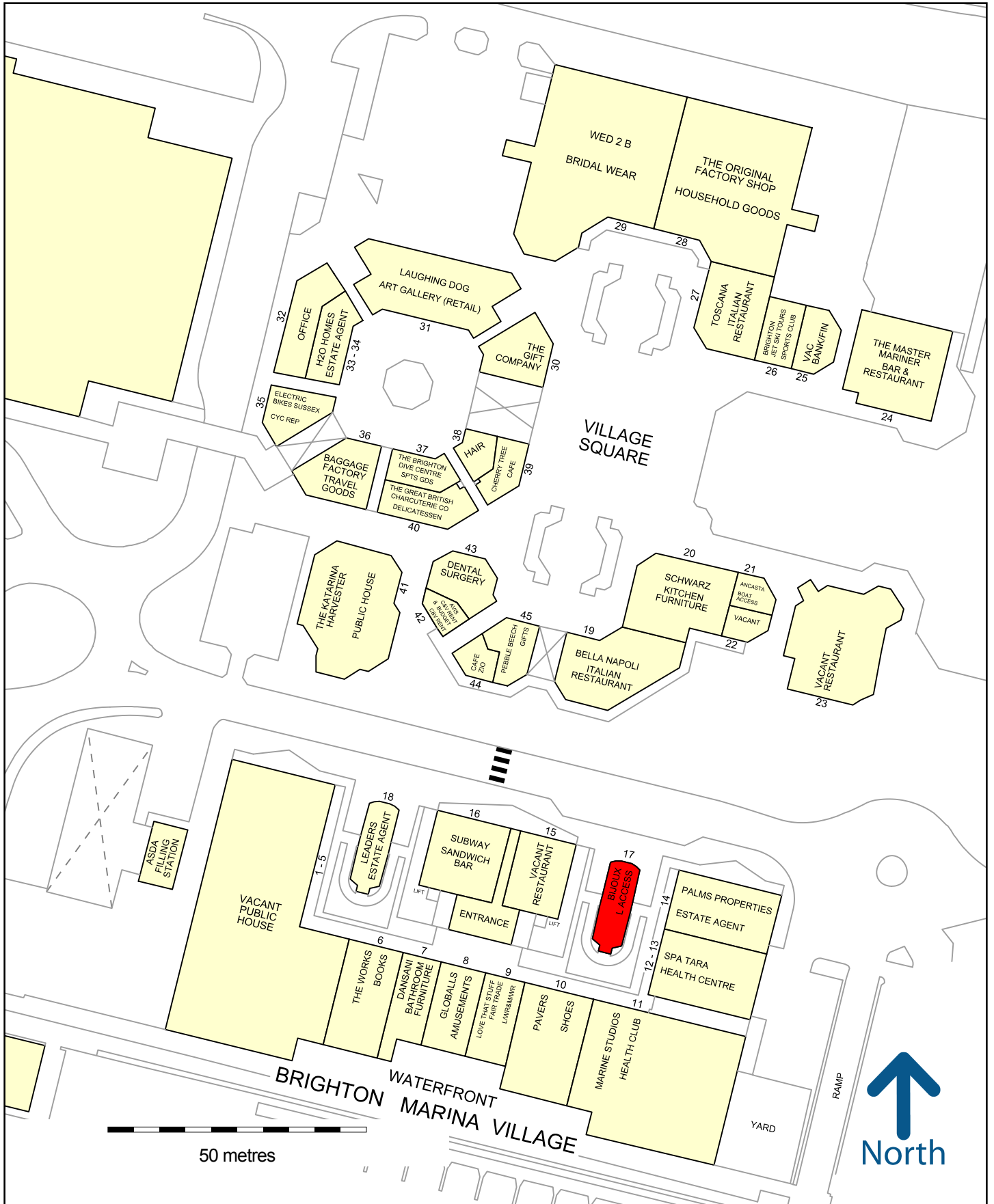
www.ndepcregister.com

LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

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



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Ordnance Survey 100019885

Experian Goad Plan Created: 21/09/2018
Created By: Carr And Priddle

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