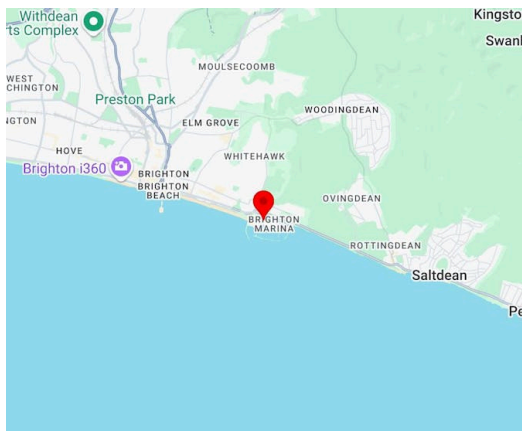




Offices 1-3, Brighton Marina, Brighton Marina Village, Brighton, BN2 5WB

Office To Let | £30,000 per annum exclusive of rates VAT, service charge & all other outgoings. | 2,166 sq ft

LARGE OFFICE SPACE TO LET AT BRIGHTON MARINA



Description

A well sized office suite comprising 1 large, open plan room and 2 smaller rooms with features including Catt II lighting, Electric night storage heaters, door entry intercom & carpets. The building has a passenger lift & the office also benefits from kitchen facilities and W/C's shared with the other offices in the building. There is a 1,500 space, multi storey car park on the development.

Location

The space is situated on the 1st floor of The Octagon offices located in a northern position within Brighton Marina. Brighton Marina is located to the east of Brighton City to the south of Roedean. Occupiers at Brighton Marina include Pizza Express, Mal Maison, ASDA, McDonalds & David Lloyd.

Accommodation

Name	sq ft	sq m
1st	2,166	201.23
Total	2,166	201.23

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed. A minimum rent deposit of 3 months rent will be required as a deposit however a larger deposit may be required subject to status.



Summary

- Rent: £30,000 per annum exclusive of rates VAT, service charge & all other outgoings.
- Service charge: A service charge will be payable. The figure payable in the 2025 budget was £9,641.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (74)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

SUITE 1 The Octagon Offices Waterfront Brighton Marina Village BRIGHTON BN2 5WB	Energy rating C	Valid until: 10 June 2030
		Certificate number: 0823-0060-1030-1700-1063

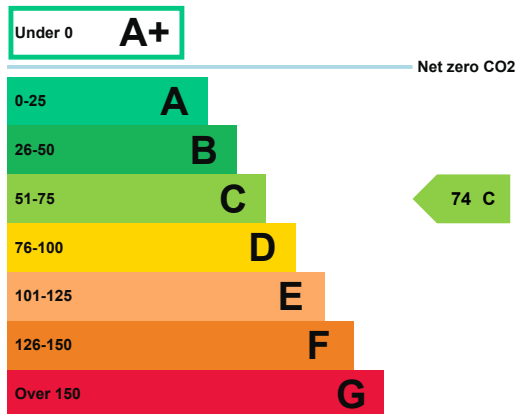
Property type	B1 Offices and Workshop businesses
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	70 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	53.69
Primary energy use (kWh/m ² per year)	318

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0060-1278-0410-0106-0034\)](/energy-certificate/0060-1278-0410-0106-0034).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lee Pegler
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034274
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Socotec Ltd
Employer address	Henge Barn Pury Hill Business Park Alderton Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2020
Date of certificate	11 June 2020