

## LARGE A1/A3 UNIT TO LET

Upper Level, 1 Brighton Marina Village, Brighton, BN2 5WA

Rent £51,500 pax



### DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Floor Area	5125 sq ft	476.11 sq m

### RENT:

Rent £51,500 pax per annum exclusive of rates, VAT and all other outgoings.

### LEASE:

Available by way of a new effective full repairing & insuring lease for a term to be agreed at a rent of £51,500 per annum exclusive of rent rates & service charge.

### 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 a Malmaison 71 bedroom boutique Hotel.

With an annual car count of approximately 3.5 million, the marina provides 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, Harvester, ASDA superstore Nandos 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.

### DESCRIPTION:

An impressive restaurant unit that overlooks the Northern side of Brighton Marina. The entrance to the unit is from the first-floor decked area which can be accessed via the stairs or lift from the ground floor or via the bridge from the multi-storey car park.

### RATES:

Rateable Value: Rateable Value £46,500  
UBR APR 2019/2020 49.1p

### EPC:

**Certificate Reference Number: 9900-19830357-9651-5040**

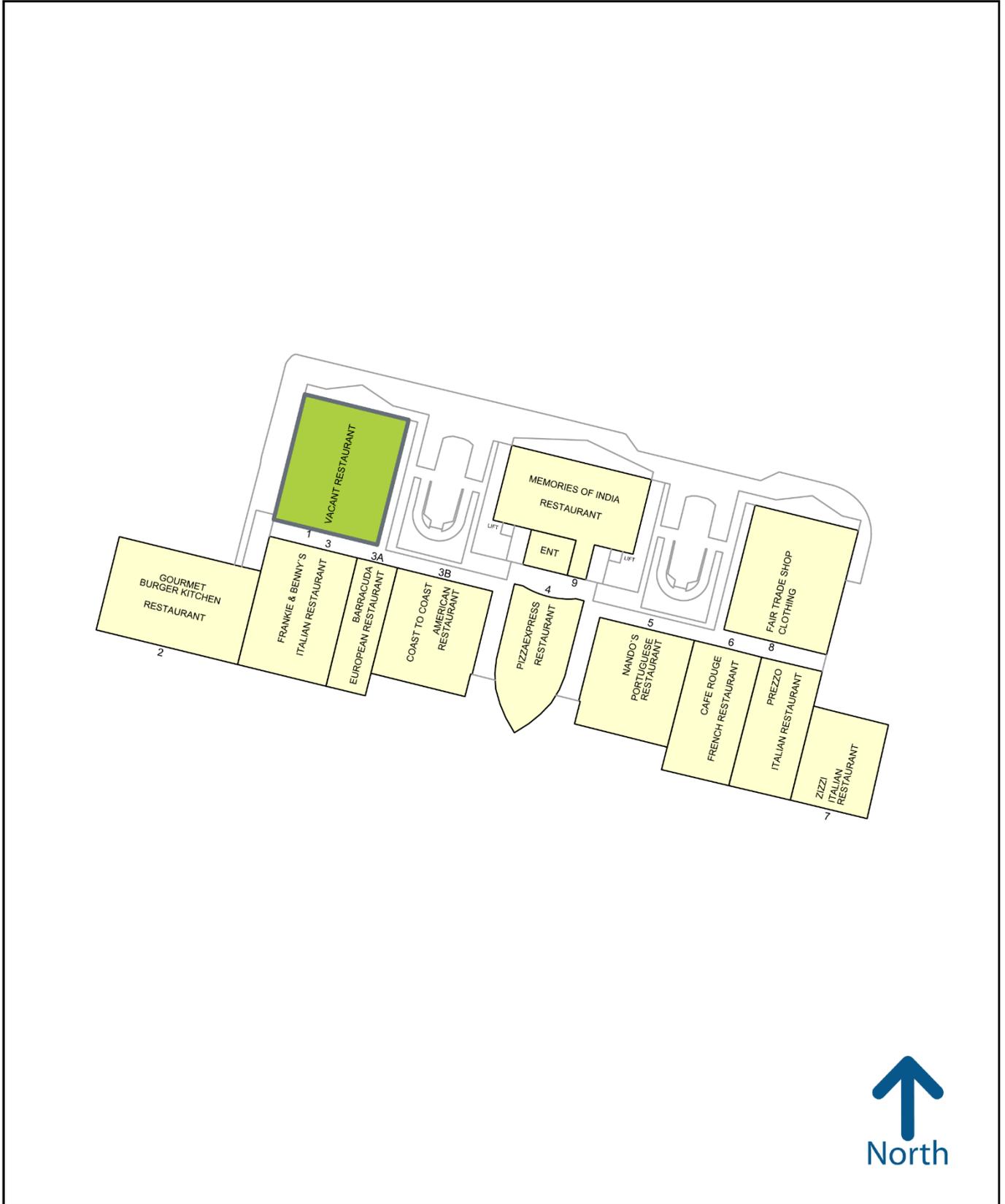
The energy efficiency rating for this property is E116 and a full copy of the report can be found at [www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

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

### VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email [max@eightfold.agency](mailto:max@eightfold.agency)



50 metres

Experian Goad Plan Created: 26/06/2020  
Created By: Eightfold Property



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. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.