



OFFICE TO LET

SUITE 8, 2ND FLOOR

Octagon Square Offices, Brighton Marina, Brighton, BN2 5WB

**2ND FLOOR OFFICES TO LET AT BRIGHTON
MARINA**

399 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	399 sq ft
Rent	£9,250 per annum Per annum exclusive of rates VAT, service charge & all other outgoings
Rates Payable	£6,986 per annum The property is in the threshold where some small business rate relief could be available.
Rateable Value	£14,000
Service Charge	A service charge will be payable. The figure payable in the 2025 budget was £1869
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

A bright & airy open plan 2nd floor office space with features including Catt II lighting, Electric night storage heaters, door entry intercom & wood effect flooring. The building has a passenger lift & the office also benefits from kitchen facilities shared with the other offices in the building. The Marina also has a multi storey car park.

Location

The space is situated on the 2nd 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.

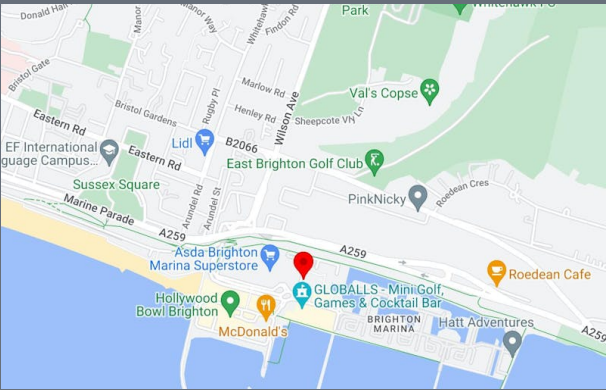
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Floor Offices	399	37.07
Total	399	37.07

Terms

Available on a new effective full repairing & insuring lease for a minimum term of 3 years. The lease will be excluded from sections 24-28 of the landlord & tenant act 1954.



Get in touch

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01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

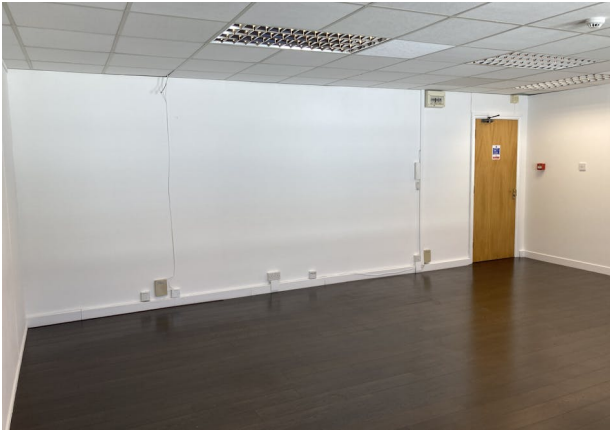
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Eightfold Property

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Energy performance certificate (EPC)

Suite 8
Octagon Offices
Waterfront
Brighton Marina
BRIGHTON
BN2 5WB

Energy rating

D

Valid until: **15 August 2031**

Certificate number: **0086-0202-2309-0227-2400**

Property type

B1 Offices and Workshop businesses

Total floor area

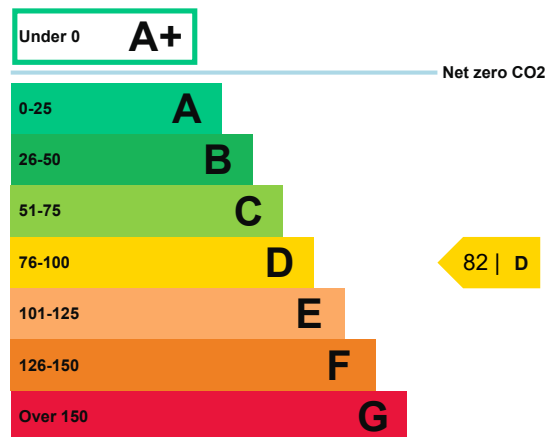
38 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

66 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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 (kgCO2/m2 per year)	64.67
Primary energy use (kWh/m2 per year)	383

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2000-4628-2090-4207-2201\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 August 2021
Date of certificate	16 August 2021
