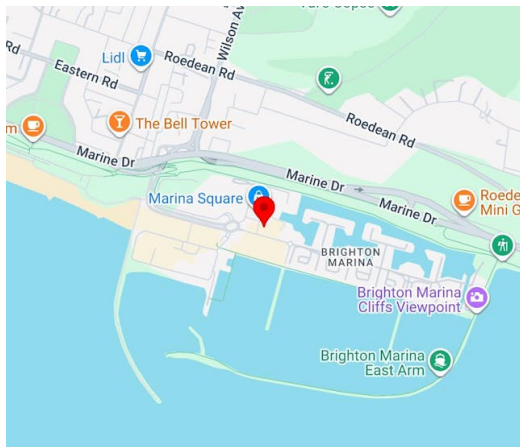




14 Waterfront, Brighton Marina Village, Brighton, BN2 5WA

Office To Let | £32,500 per annum exclusive of rates, VAT and all other outgoings | 2,600 sq ft

PROMINENT CORNER RETAIL UNIT SUITABLE FOR RETAIL/ OFFICE/ LEISURE AT BRIGHTON MARINA- AVAILABLE DECEMBER 2026



Description

An impressive corner unit with excellent return frontage, predominately open plan the unit has some partitioned walls which have created storage, office & staff space to the rear. whilst the unit has been an estate agent office for many years it could lend itself for a variety of uses subject to the required consents such as retail or leisure uses.

Location

This property is situated on the East side of Brighton Marina, with adjacencies including the 71 bedroom Mal Maison boutique hotel, Vrroom Racing and Globalls. Brighton Marina is a mixed use complex located approximately 1 mile to the east of Brighton City Centre with a variety of leisure facilities which include David Lloyd Gym, an 8 Screen Cineworld and 23 lane Hollywood Bowl. A 1500 space multi-storey car park is located on site and an estimated vehicle journey count of approximately 3.5 million enter the Marina annually. Additionally, there are a variety of shops and restaurants, including, ASDA, Nandos, McDonalds, Pizza Express, and the West Quay.

Accommodation

Name	sq ft	sq m
Ground - Shop/ Office	2,600	241.55
Total	2,600	241.55

Terms

Available on a new effective full repairing and insuring lease by way of service charge for a minimum term of 5 years. Available December 2026

Summary

- Rent: £32,500 per annum exclusive of rates, VAT and all other outgoings
- Business rates: £10,982.50 per annum based on the 2026 valuation from April.
- Service charge: A service charge is payable, the estimated service charge budget for the year ending December 2025 is £27,612,
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (66)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



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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)

14 Waterfront
Brighton Marina
BRIGHTON
BN2 5WA

Energy rating

C

Valid until:

5 August 2031

Certificate number:

2020-3028-4090-6201-2201

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

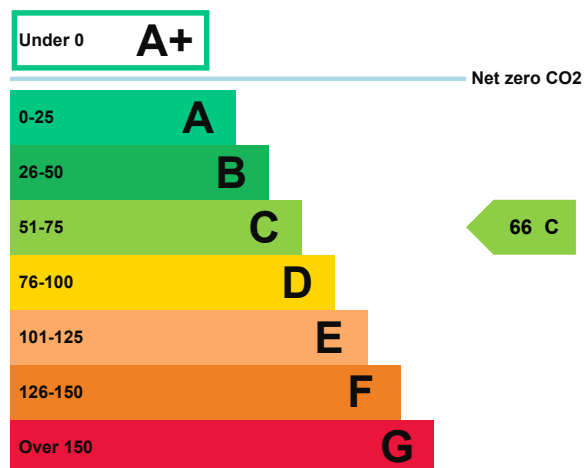
265 square metres

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

43 B

If typical of the existing stock

125 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	285.28
Primary energy use (kWh/m ² per year)	1688

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0201-4249-2002-0208-2602\)](/energy-certificate/0201-4249-2002-0208-2602).

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	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Contacting the accreditation scheme

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

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

About this assessment

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	6 August 2021

Floorplan

14 Palm Drive, Brighton, England

Approximately 2600 ft² total

