



## 12-13 The Waterfront

Brighton Marina Village, Brighton, BN2 5WA

### FORMER HEALTH SPA UNIT TO LET

**2,820 sq ft**  
(261.99 sq m)

- Rent £28,200 PAX
- FREE PARKING
- MIXED USE SCHEME
- 24 HOUR SECURITY
- ON SITE MANAGEMENT & MARKETING TEAM
- DESIRABLE MARINA LOCATION

# 12-13 The Waterfront, Brighton Marina Village, Brighton, BN2 5WA

## Summary

<b>Available Size</b>	2,820 sq ft
<b>Rent</b>	£28,200.00 per annum Exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£12,350.25 per annum To be assessed.
<b>Rateable Value</b>	£24,750
<b>Service Charge</b>	The estimated service charge budget for the year ending December 2023 is £29,022.82 for this unit
<b>Car Parking</b>	Free parking is currently available on site
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (77)

## Description

An impressive unit situated on the ground floor level of the Waterfront Scheme at Brighton Marina. The unit in recent years has been used as a health spa but could be suitable for a variety of uses subject to planning. There is the ability to create a large predominately open plan space that could be suitable for a variety of leisure or alternative uses.

## Location

The property is situated in a recessed location close to the entrance of Mal Maison Hotel. 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, Casino, an 8 screen Cineworld Multiplex cinema, 23 lane Hollywood Bowl bowling alley and Mal Maison 71 bedroom boutique Hotel. A 1,600 space multi-storey car park helps accommodate an annual car count of approximately 3.5 million to the marina. In addition there is also a variety of shops and restaurants in the marina which include Vroom, Globalls, a serviced office operator, Asda, Pizza Express, Café Rouge, McDonalds, Nandos and Five Guys. The Marina also has a variety of dwellings and 1,600 boat berths.

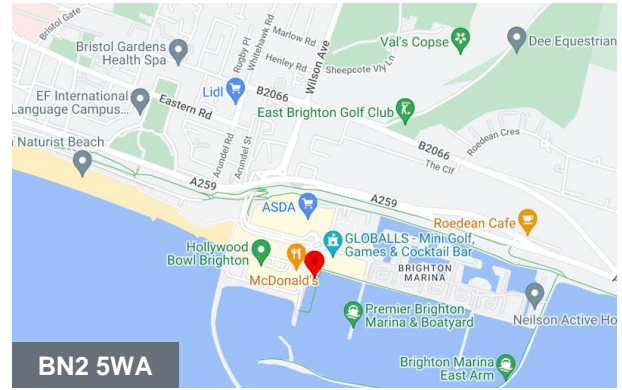
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,820	261.99
<b>Total</b>	<b>2,820</b>	<b>261.99</b>

## Terms

Available on a new effective full repairing and insuring lease by way of service charge for a minimum term to be agreed.



## Viewing & Further Information



**Max Pollock**

01273 109104 | 07764 794936

max@eightfold.agency



**Jack Bree**

01273 109121

jack@eightfold.agency





# Energy performance certificate (EPC)

12-13 WATERFRONT BRIGHTON MARINA BRIGHTON BN2 5WA	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>9 June 2031</b> <hr/> Certificate number: <b>0009-4239-2002-0296-2506</b>
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 259 square metres

## Rules on letting this property

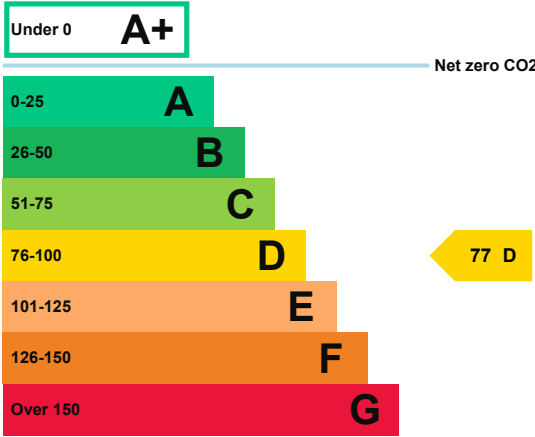
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

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



25 A

If typical of the existing stock



73 C

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## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

111.85

Primary energy use (kWh/m<sup>2</sup> per year)

659

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0960-0202-4409-2029-2500\)](https://energy-certificates.service.gov.uk/energy-certificates/0960-0202-4409-2029-2500).

## 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	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Contacting the accreditation scheme

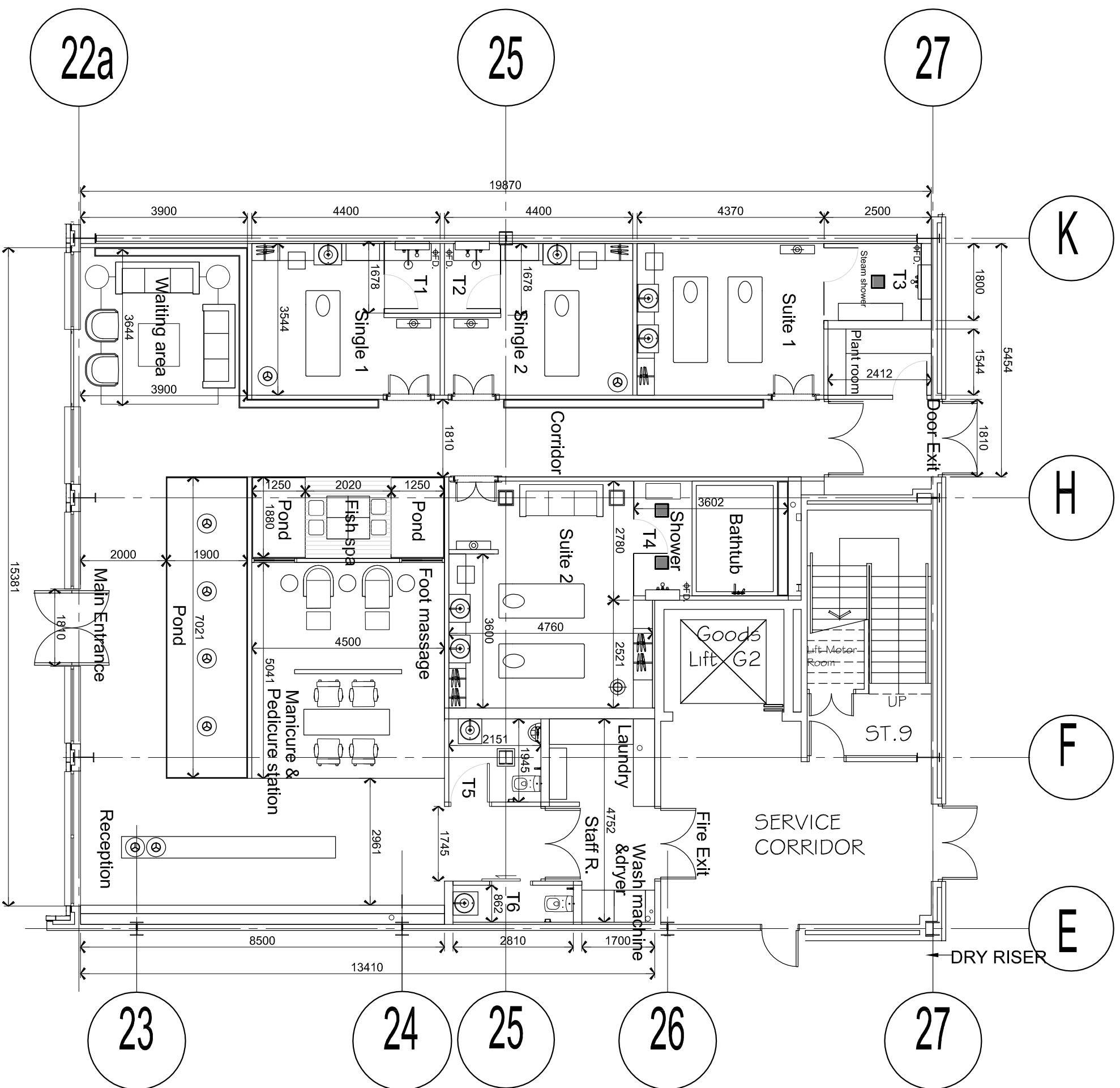
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### 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	10 June 2021
Date of certificate	10 June 2021

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Contractor to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling. Copyright of designs shown herein is retained by this office. Authority is required for any reproduction.

**Project**

SPA TARA  
Brighton Marina, Brighton  
England

**Owner**

Ms. Laochariyakul

**Date Description**

11-10-10 A For Approval

**Project No. :** UK\_SPA TARA  
**Scale :** A3 = 1 : 100  
**Drawn by :**  
**Checked :** Tanya Rojawat  
**Plot Date :**  
**Cad File :** IN 103

Sheet title  
**Furniture layout**

**IN - 103**



12-13 Waterfront, Brighton Marina Village, Brighton, BN2

