



Baltic Arches
18 Wellington Road, Portslade, Brighton, BN41 1DN

TO LET

Workshop/ Storage Unit Total Area: 1,608 sq ft

Key Features:

- Prominent roadside situation on A259
- Large, open plan unit
- Elevated views of harbour and sea to the south
- Roller shutter door (approx. 2.57m W x 3.45m H)
- 3 phase power
- Approximately 0.5 miles from Portslade Station
- New FRI lease available
- To Let - £15,000 pax





Location

Brighton & Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses.

The property is located approximately 3 miles west of Brighton city centre and fronts the A259 (Wellington Road) at its junction with Station/Boundary Road which forms the boundary between Hove and Portslade.

Description

The subject property comprises a brick-built open plan storeroom beneath a twin pitched and tiled roof. The premises is equipped with a new electric roller shutter door (approx. 2.57m W x 3.45m H) and three phase power. There are currently no WCs installed at the premises.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	1,608	149.38
Total	1,608	149.38

EPC

We understand the property has an EPC rating of B (expiry date - 12/01/2035).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

11 May 2026

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

The building insurance for the current year is to be confirmed.

Business Rates

To be confirmed, subject to reassessment.

Interested parties should make their own enquiries to Brighton & Hove City Council to confirm the level of business rates payable and any relief available.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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