



TO LET/FOR SALE

Unit 3, Gordon Mews
Gordon Close, Portslade, Brighton, East Sussex, BN41 1HU



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Key Features

- Fitted accommodation including two kitchenettes and meeting rooms
- On site parking providing 2 dedicated spaces plus visitor parking
- New lease terms
- Rent £15 psf per annum
- Rental incentives available
- Guide price £420,000 for the freehold interest
- Excellent local amenities
- Within a 5 minute walk of Portslade Station
- Easy access to A270 Old Shoreham Road





Location & Situation

Gordon Mews sits within a modern mews style development located just off Gordon Close in the heart of Portslade. Access to the development is via Gordon Close at its junction with Symbister Road.

Portslade lies approximately 0.3 miles to the north east and the A27 Brighton by-pass, which in turn provides access onto the A23, is easily accessible via the Old Shoreham Road and A293.

Public transport provision in the area is good. Gordon Mews is close to frequent bus services into Brighton city centre, whilst Portslade Railway Station lies within a 5-minute walk.





Description & Accommodation

The subject property comprises a mid-terrace purpose built office premises arranged over three floors, built in 2007 as part of a mixed use development.

The ground, first and second floors are fitted out as open plan office accommodation and benefits from carpet tile flooring, LED lights and suspended ceiling. There is double glazing throughout, and the offices are protected by a fire alarm system. There are skylights providing additional daylight to the 2nd floor, and on the ground floor there is a rear door that leads to a small outdoor paved area.

There is perimeter trunking for power and data, and is self-contained with meeting room, kitchenette and toilet facilities.

There are 2 demised parking spaces and visitor parking to the front of the premises.

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

Area	Sq Ft	Sq M
Ground Floor	572	53.14
First Floor	736	68.37
Second Floor	731	67.91
Total	2,039	189.42





Rateable Value

Suite 1 (Ground & 1st Floor) - Rateable Value (2023): £13,500

Suite 1 (Ground & 1st Floor) - Rateable Value (2026): £18,250

Suite 2 (2nd Floor) - Rateable Value (2023): £6,200

Suite 2 (2nd Floor) - Rateable Value (2026): £8,500

The occupier may be entitled to some Small Business Rate relief (subject to status).

EPC

We understand the property has an EPC rating of C (66) (expiry date - 12/01/2031).

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.





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Terms

The property is available to let by way of a new lease for a term to be agreed and at a rental of £15 per sq ft per annum exclusive.

Alternatively, the property can be sold with vacant possession and at a guide price of £420,000 for the freehold interest subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT. We understand that the premises is elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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21 January 2026

