



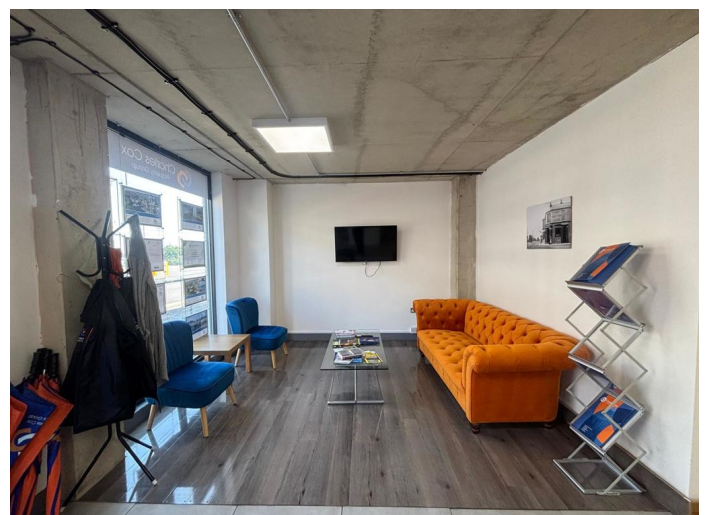
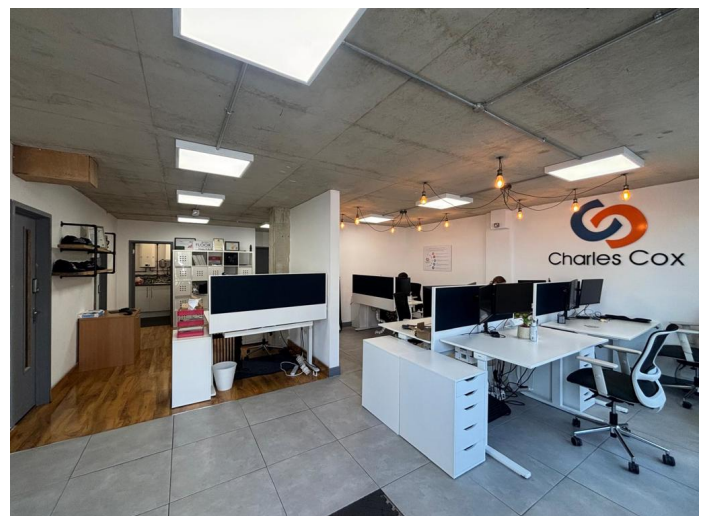
Unit 2, 1 Wellington Road
Portslade, Brighton, BN41 1DN

TO LET

Well Located Class E Premises 100 Sq M / 1,075 SQ Ft

Key Features:

- Within a 10 minute walk of Portslade Train Station
- Situated in a busy pedestrian and vehicular thoroughfare
- Excellent local amenities
- Available Immediately
- Rent £15,000 per annum





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Location

The property is located approximately 3 miles west of Brighton city centre and fronts the A259 (Wellington Road) at its junction with Station Road and Boundary Road, which forms the boundary between Hove & Portslade. Regular bus services are available close by and Portslade Station is within easy walking distance to the North.

Description

The premises are arranged over the ground floor of a mid terrace three story building and is predominantly open plan with a WC and kitchen towards the rear of the property.

Accommodation

The property has the following approximate Net Internal Areas (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,075	99.87
Total	1,075	99.87

EPC

We understand the property has an EPC rating of B - 36

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

Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £15,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026): £17,750

Occupiers will pay approximately 38% of this per annum.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

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.

15 July 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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01273 740387
www.flude.com



Flude
PROPERTY CONSULTANTS





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Floor Plan



For identification purposes only.