



**TO LET**

2 Tarmount Lane  
Shoreham-By-Sea, West Sussex, BN43 6DA



## Key Features

- Located in central Shoreham
- Close to Post Office and Train Station
- Use Class E (possible offices)
- Self contained first floor unit
- Offered by way of new lease
- Rent £24,500 per annum





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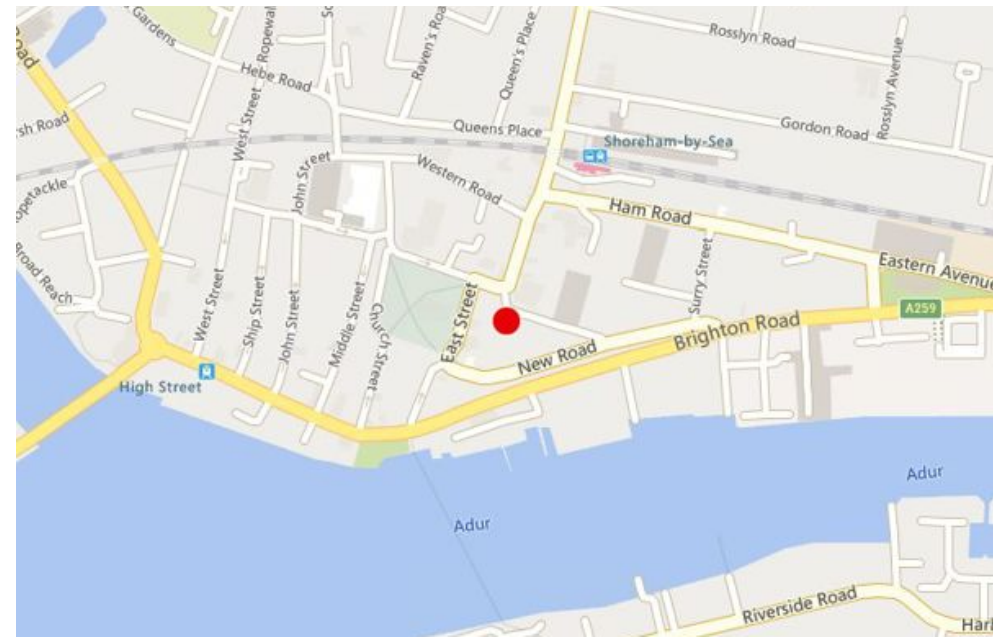
## Location & Situation

Shoreham-By-Sea is a historic coastal town centred around its harbour, riverside walks and lively high street. It benefits from strong transport links via the A259 and nearby A27, providing quick access to Brighton, Worthing and the wider South Coast, as well as connections to the A3(M), M27 and M3. Gatwick Airport is approximately 27 miles to the north.

Shoreham-By-Sea station offers regular rail services to London Victoria (around 1 hour 20 minutes), Brighton (around 15 minutes) and Portsmouth and Southampton in just over an hour. The property is situated moments from the town centre, close to shops, cafés and the footbridge linking to the beach.

The property is well served by a wide range of local amenities, with shops, cafés, restaurants and frequent bus services all within easy reach.

Location pin (what3words): [cooked.winks.elite](https://what3words.com/cooked.winks.elite)  
<https://what3words.com/cooked.winks.elite>





## Description & Accommodation

### Shoreham - Offices To Let

The premises is currently arranged as first floor offices with kitchen, separate WCs and 4 further separate rooms/offices. Potential other uses will be considered.

The property has the following approximate Gross Internal Areas (GIA):

Area	Sq Ft	Sq M
First Floor Office Space	2,028	188.4
Total	2,028	188.4





## Rateable Value

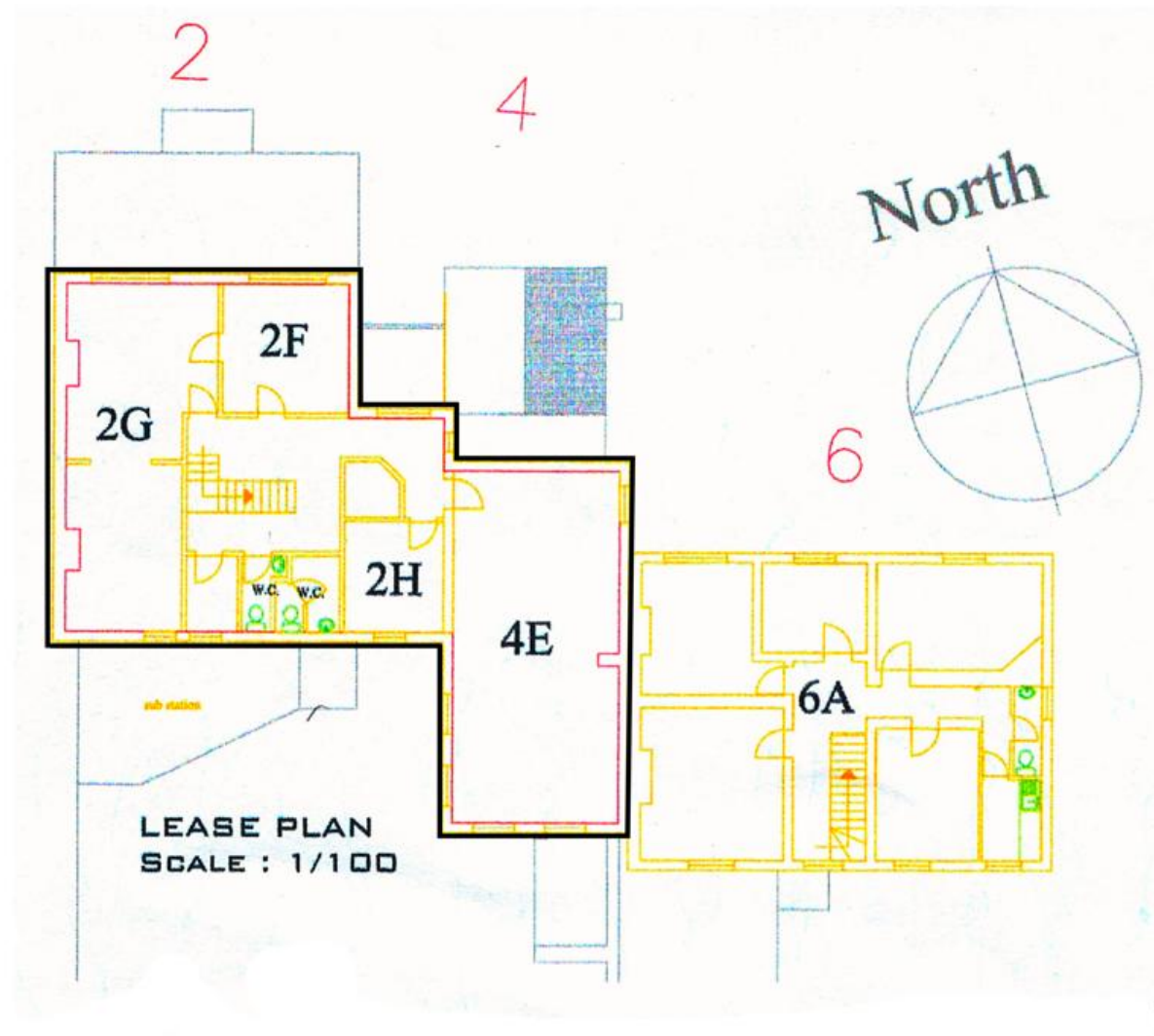
Rateable Value (2026): £TBC

## 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.





FLOOR PLAN For identification purposes only.



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## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £24,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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2 June 2026

