



TO LET

**9-16 Aldrington Basin
Kingsway, Portslade BN41 1WA**



Key Features

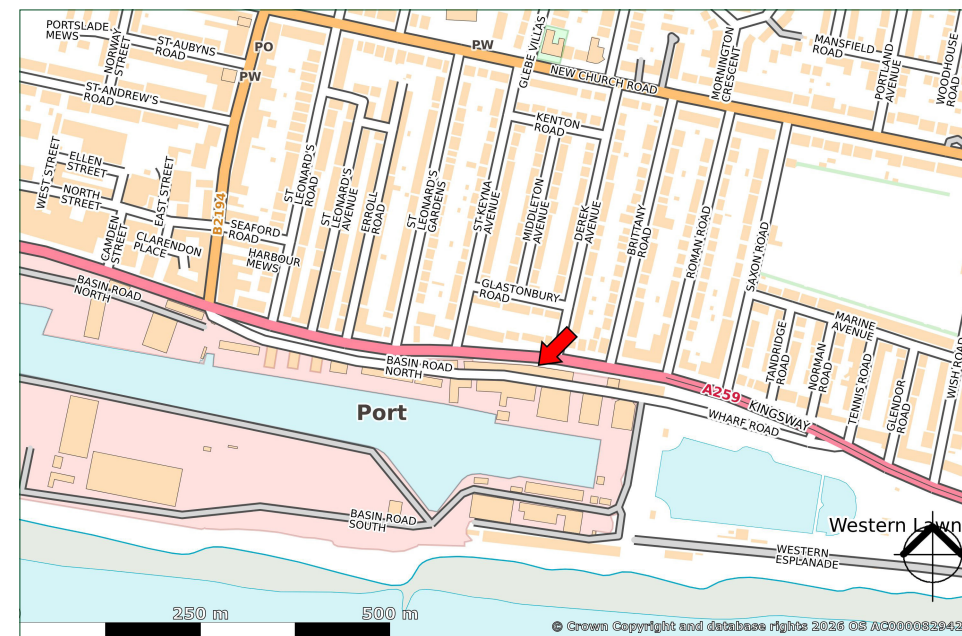
- Rare 13,071 sq ft detached trade counter/retail showroom/warehouse
- Prominent A259 roadside location
- Excellent branding and signage opportunity (subject to advertisement consent)
- Approximately 25,000 - 35,000 passing vehicle movements per day
- Class E and B8 planning use
- Yard and generous customer parking
- Three loading doors
- Minimum eaves of approx. 6.27 m
- Excellent access to Brighton, Hove, Shoreham Port & A27

Location

The property is conveniently accessed off the A259 South Coast Road (Kingsway) via Wharf Road, which leads to Aldrington Basin / Basin Road North. The premises can also be reached via a pedestrian stairway leading from Kingsway and is well placed for access to the Boundary Road/Station Road shopping area of Portslade, which is approximately 400 metres to the northwest.

Portslade railway station is situated at the northern end of Station Road / Boundary Road with Brighton city centre approximately 2 miles to the east.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN41 1WA.





Description

The property formerly operated successfully as a national trade counter destination for over half a century. Located within close proximity to the multi commercial tenanted Shoreham Port area, the building boasts a highly visible and accessible location.

The property benefits from 3 phase power, concrete floor, loading electric roller shutter door to the eastern elevation and two concertina loading doors on the southern side, staff WCs and kitchenette. The minimum eaves height is approximately 6.27m.

Externally the property benefits from a yard space which could provide approximately 12 car parking spaces plus bin store area.

Accommodation

	Sq Ft	Sq M
Ground Floor	12,845	1,193.33
First Floor - Store & WC	226	21.04
Total	13,071	1,214.37
Yard / Parking	4,498	417.92

EPC

The EPC rating is B-37



PROMINENT ROADSIDE ADVERTISING OPPORTUNITY

A259 KINGSWAY – 25,000 – 35,000 VEHICLES PER DAY

The property is approximately 6m below the level of the A259. The sloping bank rises from the property boundary up to carriageway level, providing excellent visibility and branding potential to one of the South Coast's main arterial routes.

- 25,000 – 35,000 vehicles per day
- EXCELLENT VISIBILITY to passing traffic
- PROMINENT BRANDING OPPORTUNITY



HIGHWAY VISIBILITY

SIGNAGE AT A259 LEVEL (STP*)

DRIVE CUSTOMER ENGAGEMENT

INCREASE BRAND AWARENESS

*Subject to obtaining the necessary advertisement consent.



Planning

We understand the premises fall within use class 'E' and B8.

The tenant is to make their own enquiries to ensure their use falls within this use class.

Potential Users

- Builders merchants
- Kitchen and bathroom showrooms
- Flooring and tile retailers
- Electrical wholesalers
- Plumbing and heating merchants
- Decorators merchants
- Tool hire
- Motor factors
- Gym and leisure operators
- Warehouse and distribution occupiers





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Terms

The premises are available to let by way of a new lease, on terms to be agreed, at £12 per sqft exclusive.

Business Rates/Council Tax

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency is £86,500 for the property.

VAT & Legal Fees

VAT is applicable on the rent. Each party to bear their own legal costs incurred.

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.



Viewings and Further Information

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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.

