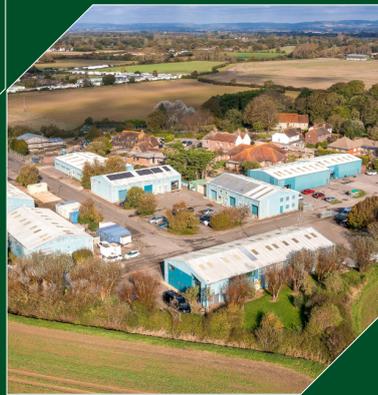


Transactions and Market Review 2025



Retail & Leisure

OCCUPIER MARKET OVERVIEW

The UK retail and leisure occupier market in 2025 remained cautious, with demand focused on prime, resilient locations. While occupier confidence improved modestly as inflation stabilised, expansion was largely limited to the strongest retail pitches.

Across the South Coast markets, this translated into consistent demand for dominant locations, while secondary areas required more competitive rents, flexible leases or alternative uses. Occupiers are increasingly assessing affordability based on total occupational cost against forecast sales, with fit-out, staffing and running costs continuing to constrain viability.

Leisure and food & beverage operators remained an important source of demand, particularly within mixed-use and managed schemes. Demand was selective, with operators sensitive to unit size, fit-out costs and overall affordability. US-led QSR brands continued to expand cautiously, prioritising high-footfall, leisure-led destinations over traditional town centres.

Retail warehousing and out-of-town formats continued to perform strongly, supported by low vacancy, ease of access and operational efficiency. Some town centre retailers have increasingly targeted these locations, with the impact most pronounced in structurally weaker centres.

Retailer Insolvency and Restructuring

Despite pockets of improved trading, 2025 saw continued pressure on national retailers. Quiz, Bodycare, The Original Factory Shop and Claire's all entered administration or CVA processes during the year. In addition, several major retailers, including Poundland, Hobbycraft, River Island and New Look, undertook significant restructuring without formal insolvency.

Market Implications

- Retail failures remain selective rather than systemic
- Covenant strength is as important as headline rent
- Flexible leasing structures remain critical
- Many occupiers continue to operate with limited financial headroom

BRIGHTON AND HOVE	2024	2025
Prime Rents ZA	£125	£125
Secondary Rents ZA	£45	£55

CHICHESTER	2024	2025
Prime Rents ZA	£135	£138
Secondary Rents ZA	£60	£70

PETERSFIELD	2024	2025
Prime Rents ZA	£70	£70
Secondary Rents ZA	£40	£40

WINCHESTER	2024	2025
Prime Rents ZA	£150	£160
Secondary Rents ZA	£80	£80

GUILDFORD	2024	2025
Prime Rents ZA	£175	£175
Secondary Rents ZA	£80	£99

SOUTHAMPTON	2024	2025
Prime Rents ZA	£120	£120
Secondary Rents ZA	£40	£45

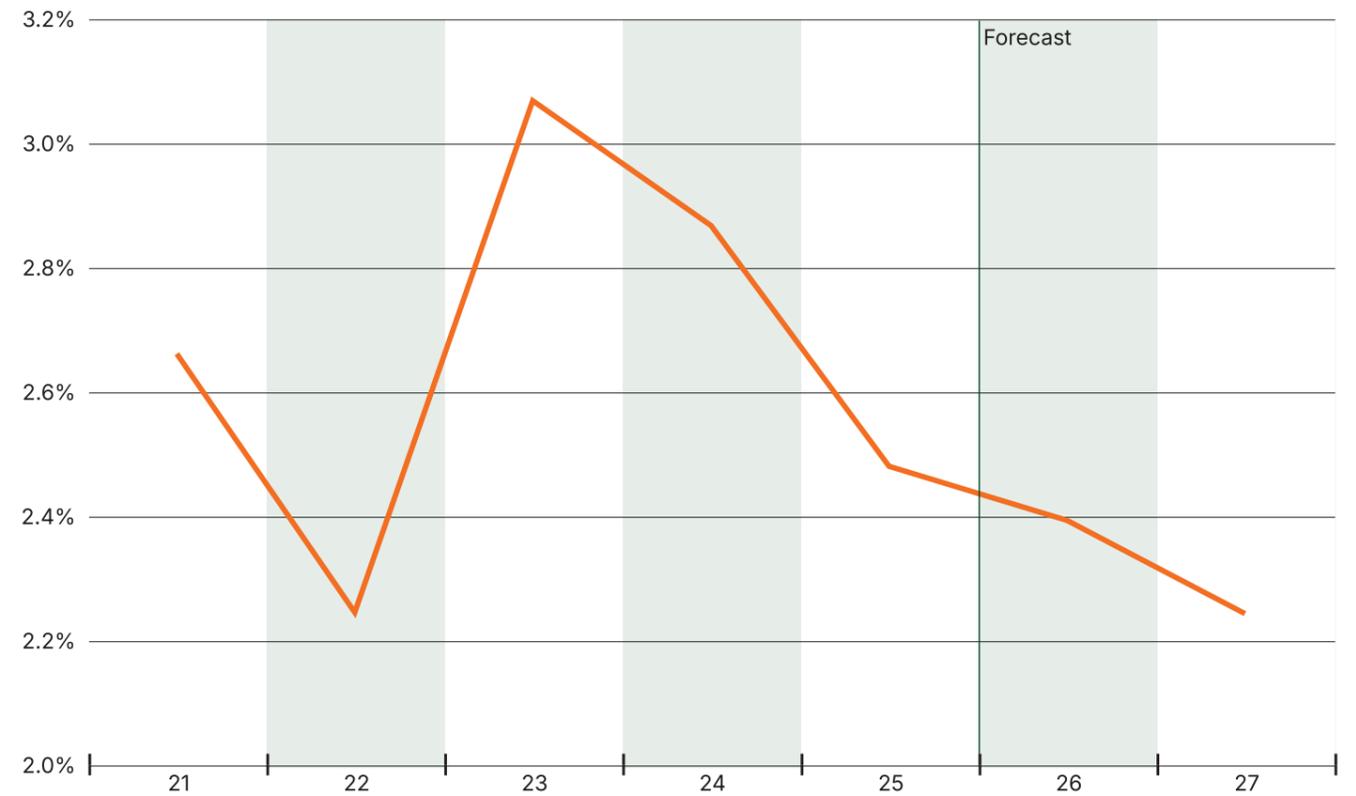
HORSHAM	2024	2025
Prime Rents ZA	£70	£84
Secondary Rents ZA	£40	£45

PORTSMOUTH AND SOUTHSEA	2024	2025
Prime Rents ZA	£80	£80
Secondary Rents ZA	£40	£40

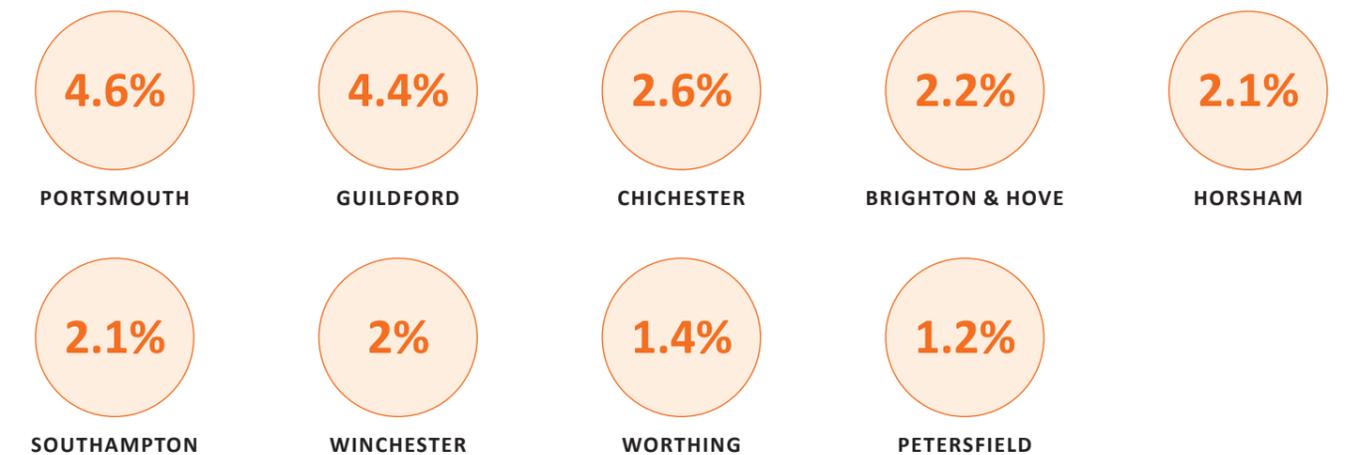
WORTHING	2024	2025
Prime Rents ZA	£70	£71
Secondary Rents ZA	£30	£31

VACANCY

Overall South East Vacancy Rate (last five years)

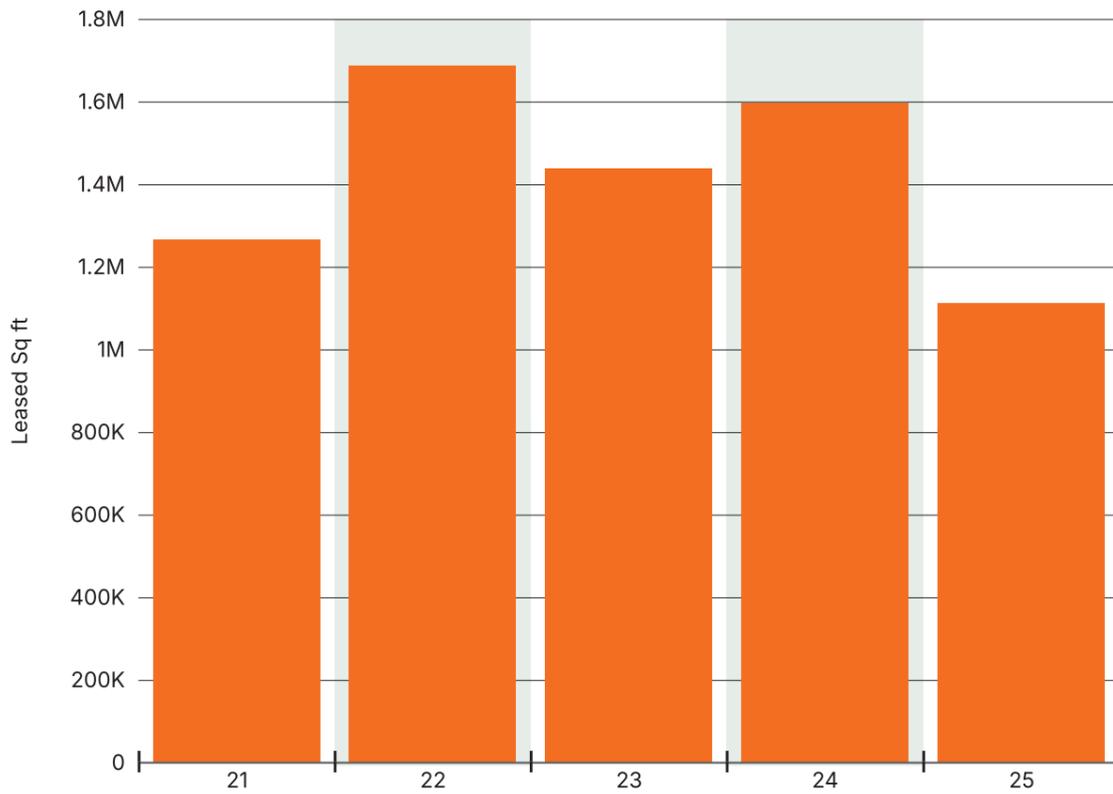


Location Specific Vacancy Rate 2025



LEASING ACTIVITY

Overall South East Leasing Activity (last five years)



Location Specific Leasing Activity 2025



Outlook for 2026

- Modest improvement in occupier sentiment expected, but demand to remain selective and cost-focused.
- Prime locations to benefit from low vacancy, with rental growth stabilising rather than accelerating.
- Continued preference for smaller, efficient store formats supporting strong sales densities and omnichannel use.
- Leisure and F&B demand to remain active but highly selective, influenced by cost pressures and business rates.
- Operators to prioritise proven locations, realistic rents and flexible lease structures.
- Ongoing structural pressure in secondary locations, with repurposing and mixed-use strategies key to sustaining occupation.

100

DEALS DONE

125k
Sq ft

SPACE LET

Retail and Leisure Team

- Our specialist team delivers region-wide advice informed by robust local market intelligence.
- Following the recent appointment of Josh Gettins, the team comprises three senior agents supported by a dedicated support function.
- The team is consistently recognised for market-leading performance, having secured multiple industry awards in the commercial sector.
- Independent benchmarking by EG Radius and CoStar confirms Flude as the most active retail agent on the South Coast by both transaction volume and total floorspace let.

Top 8 Deals



76-78 North Road, Brighton
2,499 sq ft
Let to Socktopus Limited



4 Air Street, Brighton
4,383 sq ft
Lease renewal to Octo TPWheels3 (Leaseco) Limited



18 Kensington Gardens, Brighton
1,363 sq ft
Assignment to Junior Edition Limited on behalf of Lucy and Yak Ltd



14-17 Manchester Street, Brighton
3,675 sq ft
Let to a live performance, teaching, and events operator



30 Southgate, Chichester
4,083 sq ft
Let to Hampshire Pub Co Ltd



88 East Street, Chichester
2,132 sq ft
Let to Joules



Cascades Shopping Centre, Portsmouth
1,369 sq ft
Let to Ding Dong



24 North Street, Chichester
2,165 sq ft
Let to Siddle Limited

Brighton & Hove Office Market

OCCUPIER MARKET OVERVIEW

Early optimism at the start of the year was tempered by renewed uncertainty following the introduction of Trump’s tariffs and prolonged speculation ahead of the Autumn Budget.

Occupiers were initially concerned about the potential for more prescriptive policies proposed by the Labour government, particularly around taxation and employment costs, which led to a cautious approach across much of the year. While the eventual announcements proved more measured than feared, the extended period of uncertainty resulted in many occupiers delaying property decisions until greater clarity emerged.

Despite this backdrop, the Brighton & Hove office market recorded 184,000 sq ft of take up in 2025, representing a modest 4% increase on the previous year. This was underpinned by several notable transactions, including Flude Property Consultants’ 26,000 sq ft letting at Hove Central, a new build mixed-use development on the site of the former Sackville Trading Estate, to a global

technology consultancy. This transaction represents the largest office letting in the city since the Octopus Energy deal at Edward Street Quarter in early 2023 and establishes a new benchmark rental tone for Hove.

Vacancy levels remained broadly stable throughout the year, ending 2025 with approximately 692,000 sq ft of total availability across the city. This continued to support tenant-favourable conditions, with occupiers benefiting from a wide choice of space and strong negotiating leverage, increasingly using market availability to secure improved terms on lease renewals rather than relocating. Notably, 2025 also saw a quieter year for secondary stock being launched to the market, with over 100,000 sq ft less space introduced than in the previous year, suggesting a degree of landlord restraint and a growing reluctance to expose poorer-quality space in a market where occupier requirements remain highly selective.

OFFICE AVAILABILITY

18.20%
B&H vacancy rate

692,000 sq ft
of available space
Q4 2025, up from 686,000 in Q4 2024
(1% increase)

184,000 sq ft
Take up
up from 177,000 sq ft in 2024
(4% increase)

-32%
Second hand space to market
220,000 sq ft, down from
322,000 sq ft in 2024

£36 to £45
psf
Quoting rent
Grade A Brighton

£30 to £35
psf
Grade A Hove

Outlook for 2026

- Greater certainty around interest rates and the political backdrop should support decision making.
- Businesses are more likely to commit to relocations or lease renewals, but caution will remain.
- Demand remains selective, and occupiers are as focussed on location and specification as ever.
- Older, inefficient or poorly located offices may see further downward pressure on rents.
- Tenant-favourable conditions persist, giving occupiers a wide choice of space and strong leverage on terms, including an increasing focus on negotiating favourable lease renewals rather than relocating.

Top 8 Deals



Block A, Hove Central, Sackville Road, Hove
25,915 sq ft
Let to a global technology consultancy



3 Fleet Street Brighton
8,000 sq ft
Let for serviced offices



47 Middle Street, Brighton
4,414 sq ft
Let to marketing agency



The Keep, Woolards Way, Brighton
3,197 sq ft
Let to Not-for-profit



110 Old London Road, Brighton
3,064 sq ft
Let to a Housing Association



Telecom House, Preston Road, Brighton
2,578 sq ft
Let to a Digital Production company



Moore House, Black Lion Street, Brighton
7,339 sq ft
Let to a travel services business



Ridgeland House, 165 Dyke Road, Hove
7,272 sq ft
Let to a fashion company

Chichester Office Market

OCCUPIER MARKET OVERVIEW

The Chichester office submarket currently records a vacancy rate of 4.4%, representing a reduction of 0.5 percentage points compared with the same period last year. Positive net absorption of 6,400 sq ft was achieved over the period, with no net new supply delivered, resulting in a static stock profile.

Headline rents have increased by 4.2% over the past 12 months and are now estimated at approximately £22 per sq ft. There is no office accommodation presently under construction within the submarket. Transactional activity has been limited, with a single vacant possession sale recorded in the past year at circa £950,000, with only a handful of investment sales recorded in 2025.

By asset quality, 4 and 5 Star accommodation is almost fully let, with absorption remaining neutral over the past 12 months. In the 3 Star segment, vacancy stands at 3.8%, supported by positive absorption of 11,000 sq ft over the year. In contrast, 1 and 2 Star stock exhibits a higher vacancy rate of 5.6% and has experienced negative absorption of 4,900 sq ft, indicating ongoing occupational obsolescence within secondary and tertiary assets.

Current vacancy is marginally above the three-year trailing average of 4.1% for Chichester but remains materially below the wider South Coast average of 5.5%. The total stock of office accommodation has remained unchanged over the past three years, reflecting an absence of both new development and demolition. Rental growth over this period has been robust at 10.1%, outperforming the wider South Coast market, which has recorded growth of 7.4%.

Investment activity over the past three years comprises 10 transactions, totalling approximately £12.5 million and equating to 110,000 sq ft of traded stock.

The Chichester office submarket currently extends to approximately 1.4 million sq ft of total inventory.

TAKE UP

Period	Actual
2026 YTD	13,972
2025	26,045
2024	31,634
2023	26,545
2022	36,003
2021	50,014

VACANCY RATES CHICHESTER VS SOUTH EAST



Outlook for 2026

- Continued flight to quality with secondary accommodation experiencing vacancy and obsolescence risk.
- Development pipeline constrained due to build cost inflation.
- Two speed market with quality accommodation achieving activity and modest increase in rents.
- Poorer-quality secondary stock will have weaker occupier demand due to capex requirements.
- Vacancy trending downward but masking polarisation.
- Occupier behaviour evolving with focus on amenity, location, quality, and office relevance stabilising – Hybrid working has plateaued.

GRADE A HEADLINE RENTS / GRADE B 2025

£19 per sq ft / £22 per sq ft

64

VIEWINGS COMPLETED IN 2025

LOGGED DEMAND 2025

80,000 sq ft / 58 enquiries
average enquiry size 1,380 sq ft

2024

37,500 sq ft / 39 enquiries
average enquiry size 961 sq ft

2023

40,000 sq ft / 30 enquiries
average enquiry size 1,330 sq ft

Top 8 Deals



Ground Floor, Madgwick Lane, Chichester
2,562 sq ft
Let to Sussex Community NHS Foundation Trust



Whole Suite, First Floor Midland House, 1 Market Avenue, Chichester
3,329 sq ft
Let to Hachette UK Limited



The Old Grain Store, Manor Farm, Manor Road, Hayling Island
703 sq ft
Let to PLYR Media Ltd



2nd Floor St Peters House, 64 North Street, Chichester
1,081 sq ft
Let to a private company



Eastrop House, 3, East Pallant, Chichester
2,182 sq ft
Let to Bennett Griffin LLP



Barlavington Stud, Folly Lane, Barlavington, Petworth
500 sq ft
Various spaces Let



62 Lower Street, Pulborough
989 sq ft
Let to a private individual



Exchange House, Back Lane, Petworth
4,916 sq ft
Sold to British International Industries Ltd

Industrial / Warehouse

OCCUPIER MARKET OVERVIEW

The industrial market in the locations we operate has moved from an overheating phase into a period of adjustment. Vacancy appears to have peaked, rental growth has normalised, and development pipelines have contracted sharply.

Whilst the market remains cautious, the region’s strategic logistics role, strong infrastructure, and exposure to defence, technology and advanced manufacturing provide a promising medium-term outlook. Whilst occupier demand has reduced notably from the heady levels of 2021 / 2022 vacancy remains low. Particularly in and around the regions main towns and cities.

Vacancy

Industrial vacancy has risen steadily from a low of approximately 3% in 2022, reaching 7.7% in 2025. This increase reflects reduced demand alongside the volume of new stock delivered to the market in recent years. Despite this upward trend, vacancy remains relatively low and at a healthy level. Early indicators suggest the market is beginning to stabilise rather than showing signs of further deterioration, particularly as the pipeline of new-build stock tails off.

Notably, it has been older units in need of updating or refurbishment where prolonged availability has been most evident, with modern or newly refurbished units converting the quickest.

Demand

Occupier demand is becoming increasingly selective and more cost-driven, based on growing awareness of utility costs. Activity is generally strongest in and around the region’s main towns and cities, including Brighton, Portsmouth, Chichester, Worthing, Eastbourne, Crawley, Guildford, and Horsham, with increased focus on ports and logistics networks, such as Southampton, Portsmouth, and Shoreham, reinforcing the region’s role as an international gateway. Defence and advanced manufacturing are also key drivers of demand, supported by rising government expenditure in these sectors.

Rents

Rental growth has slowed as vacancy rates have plateaued, with annual growth now at approximately 1.1%, compared with a peak of over 6% in 2023. Average rents across the region are around £11.61 per sq ft; however, headline rents in some locations have strengthened, largely driven by limited availability and new-build schemes. This is particularly evident in cities such as Brighton, where rents of over £17.50 per sq ft are being achieved, and in Chichester, where headline rents of around £13 per sq ft are being secured on units of 5,000 sq ft and above. Overall, rental tone however is stable rather than growing. While voids have increased in certain areas, particularly for specific units where supply has been higher, incentives have risen rather than headline rents decreasing.

VACANCY RATE (IN OUR REGION)

Period	Current Search
2027	6.521%
2026 EST	7.046%
2026 YTD	7.650%
2025	7.714%
2024	6.391%
2023	4.963%
2022	3.098%
2021	4.066%

DEMAND (IN OUR REGION):

Period	Current Search
2026 YTD	48,644
2025	1,170,504
2024	1,473,808
2023	1,418,566
2022	1,932,932
2021	1,815,440

AVERAGE RENTS (IN OUR REGION)

Period	Current Search
2026 TD	£11.54
2025	£11.61
2024	£10.76
2023	£10.29
2022	£9.67
2021	£9.13

Outlook for 2026

- **Turning Point in Vacancy:** Whether vacancy genuinely transitions from plateau to decline will be a critical signal of market recovery.
- **Interest Rate Trajectory:** Further base rate reductions would support occupational demand and re-price development viability.
- **Defence and Manufacturing Spend:** Commitments linked to UK industrial strategy and European rearmament have the potential to underpin regional take-up.
- **Data and Energy Infrastructure:** Expansion of secure data facilities and energy-intensive uses could become a material demand driver in specific locations.
- **ESG Regulation and Obsolescence:** Tightening energy performance standards will accelerate polarisation between compliant prime stock and secondary assets requiring capital expenditure.

Construction

Development activity has fallen with circa 460,000 sq ft currently under construction across the South Coast, equating to approximately 0.3% of total stock and the lowest level since 2014. This compares with over 1.6 million sq ft in 2022. High borrowing costs, build cost inflation and tighter funding conditions are expected to continue to compress viability or alternatively, may see schemes revised and market demands have shifted from initial consents.

CONSTRUCTION (IN OUR REGION):

Period	Current Search
2026 YTD	733,985
2025	740,887
2024	822,966
2023	1,100,190
2022	1,155,633
2021	1,400,056

Top 8 Deals



Maven & Marlowe House, Rudford Industrial Estate, Ford
21,000 sq ft
Sold to Owner Occupiers



Units 1 & 2, Premier Business Park, Birdham
9,489 sq ft
Sold to Skidz Leisure Ltd (1990) RBS



Units 1A – 1E St James Industrial Estate, Chichester
11,755 sq ft
Vida Del Padel



Gatehouse Hub, Neaves Park, Goddards Green
67,256 sq ft total
circa 20 lettings/sales done over 12 months



Chichester Business Park, Tangmere
13,000 sq ft
Let to EMED and Piran Composites



Unit 7 Sonar, Portsmouth
35,285 sq ft
Acquired for Hectic



Units 1 & 2 Admiral Park, Portsmouth
22,193 sq ft
Acquired for Padel Quarter



Unit 1 Cignet Trading Estate, Faraday Close, Worthing
5,428 sq ft
Let to Bird & Blend Tea Ltd

Investment & Development – South Coast

MARKET OVERVIEW

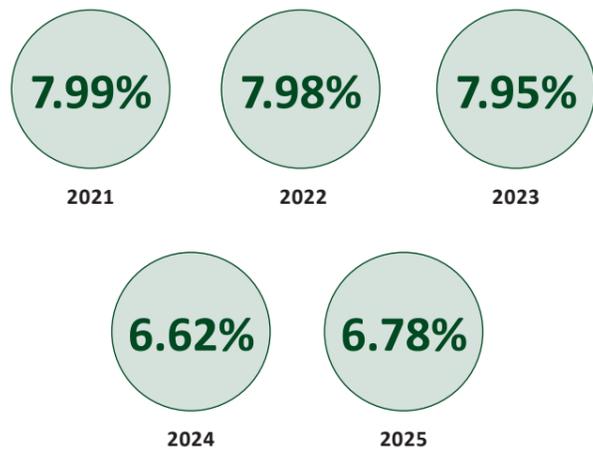
Market conditions have remained challenging for the majority of the property market. Caution continues to prevail. Pragmatism and a hands-on approach have been essential to get deals done. The market is more active and healthier at the smaller end. Secondary and tertiary retail, smaller industrial units (up to 5,000 sq ft) have been moving well. The market is patchier in the prime retail sector and for larger industrial units. The office market has been slow but with increased activity towards the end of the year. There is a significant premium for Grade A and Grade A+ space.

Interest rates fell during 2025 by 100 basis points- starting the year at 4.75% and ending the year at 3.75%. This was welcomed by agents and investors. Whilst the market remained cautious throughout 2025 activity levels gradually increased during the year, with an increasing number of established investors returning to the market. Trends included a growing interest in the retail sector – particularly in the stronger retail centres, strong interest in medical property and ongoing good demand for industrial investments- particularly at the smaller end of the market from private investors.

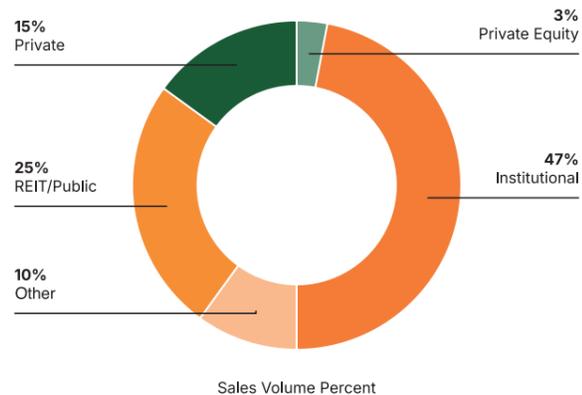
Key Points from 2025:

- Long established investors returning to the market
- Increased legislation interventions and due diligence in the buying process lengthening transactional time to the detriment of market activity
- Increasing investor regard to energy performance ratings
- Good demand for medical properties
- Improved interest in the retail sector

OVERALL AVERAGE YIELDS OVER THE LAST FIVE YEARS



SALES BY BUYER TYPE 2025



Outlook for 2026

- We expected market conditions to gradually improve, particularly if interest rates see further falls, resulting in more transactions. However, the Iran war will put stress into the market and potentially affect sentiment and delay interest rate falls.
- Demand for industrial and logistics assets to continue strongly into 2026.
- Roadside Retail and Retail parks with strong anchors and leisure components are likely to remain attractive.
- High Street Retail will continue to offer value in those better centres whilst investor demand will increase.
- Regional Central Business District offices will attract value investors, especially where new build supply is constrained so long as good ESG credentials with A or B EPC can be achieved.

Top 8 Deals



2 & 13 Grange Industrial Estate, Southwick
6,530 sq ft
Two Industrial Investments
Acquired for a private investor



Ellen Street Estate, Ellen Street, Portslade, Brighton
36,000 sq ft reversionary industrial investment.
Sold to Accrue Capital



Chichester Business Park
1 Acre
Sold to Premier Inn



Preston Park Surgery, 2a Florence Road, Brighton
4,586 sq ft
Acquisition of a Sale and leaseback Dr's Surgery on behalf of a private investor



Hyman House, Burlington Street, Brighton
26,285 sq ft
Sold to Newbloom SC Ltd



31 North Street, Chichester
5,798 sq ft
Sold to a private family trust



84 London Road, Portsmouth
2,696 sq ft
Sold to a Private Individual



Plot 5B, Terminus Road, Chichester
19,742 sq ft
Sold to ADMA International Limited

Lease Advisory

MARKET OVERVIEW

Over the past 12 months, we have seen the rental growth experienced across the industrial and warehouse sectors continue to filter through to rent reviews and lease renewals. Our lease advisory team have been able to secure considerable increases for a number of landlord clients as a result, although it is demonstrable that rents in most locations across the south coast have ‘plateaued’, and begun to soften. In the newly constructed schemes such as Chichester Business Park and Panattoni Park in Brighton, several vacant units remain as the supply of industrial accommodation seems to have ‘caught up’ with demand across the sector.

In terms of offices, Chichester and Portsmouth are less regarded for their respective office markets. Furthermore, whilst there have been consistent levels of occupational activity in these locations, vacancy levels across the sector remain relatively high, especially for ‘out of town’ accommodation. In Chichester City Centre, there has been continued evidence of rental growth over the past 12 months, and landlord clients have been able to benefit from rental increases. Lakeside North Harbour remains the principal office district in Portsmouth, and rents achieved within the scheme are higher than anywhere else in the city. It’s appeal, however, is highlighted by the relocation of our Portsmouth Office to the campus earlier this year.

In Brighton & Hove, the occupier market continues to remain relatively flat for secondary office accommodation. There remains an abundance of space available on the market, with limited evidence of rental growth. We have successfully acted for numerous tenants in resisting unjustifiable rental increases for office premises in the city centre. This is especially the case in purpose-built city centre office space of Grade B quality, of which there is a lack of demand and an oversupply. From a landlord perspective, the key is retaining tenants on renewal for further term certain. Despite an abundance of choice, opting to vacate and relocate is a significant cost to a sitting tenant, and as such, if the renewal terms are right and fair, they can often be incentivised to commit to a further term certain.

Lastly, the retail sector experienced a well-publicised period of ‘rental re-basing’ in the years leading up to 2025, and this resulted in good levels of occupational take-up. In Prime locations such as Chichester, many existing retailers have been seen relocating to more desirable locations closer to the Market Cross, and vacancy levels have fallen considerably. Interestingly, the retail sector has performed well of late, and headline ITZA rates in East Street have increased to in excess £130 per sq ft, an increase of about 40% in comparison with post-COVID levels.

Commercial Road in Portsmouth continues to struggle against the ‘pull’ of Gunwharf Quays amongst retailers, although a number of lettings have been concluded throughout the year within the Cascades Shopping Centre. It is notable that more retailers are becoming willing to commit to leases in excess of five years, which suggests that market confidence is improving. In smaller secondary locations such as Bognor Regis and Southsea, rents have remained buoyant.

However, the retail market has arguably been the worst performer of the three sub-markets in the Brighton & Hove area. In our experience, the top performing streets continue to be within the ever popular and versatile North Laine. Continued evidence of demand for space drives rental growth in the area. This is demonstrated by new lettings such as Socktopus and Lucy & Yak in the old GAK buildings on North Road. Having said that, a few more vacant properties have been noted compared with last year. Outside of the North Laine, the more traditional retailing areas are struggling, with national occupiers looking to capitalise on falling rents, serving Section 26 notices to force landlords to come to the table for renewal discussions.

Outlook for 2026

- **Industrial/Warehouse:** It is envisaged that demand for industrial and warehouse premises will remain, although the draft rating list suggests most rating assessments across the sector are likely to increase from 1 April 2026. It is possible that this could encourage more businesses to try and consolidate their operations, and rents could possibly fall in lieu of increased occupational costs.
- **Offices:** It is likely that there will continue to be ‘churn’ within the local office markets. Potentially, rents for high quality or refurbished accommodation will continue to demonstrate sustainable levels of rental growth, whilst demand and rents for secondary space are likely to remain more stagnant.
- **Retail:** In Prime locations, we expect retailers to continue to make the most of re-based rents. Naturally, certain locations/pitches will struggle to attract retailers, but we expect consistent levels of occupational activity to continue.

Top 8 Deals



Bedford Road, Petersfield
Office
Rent Review on behalf of the Landlord



Solent Trade Park, Havant
Industrial
Rent Review on behalf of the Tenant



Site I & J, Albert Drive, Burgess Hill
Industrial Estate
Advice to Freeholder & sale to Long Lessee



Rich Industrial Estate, Newhaven
Industrial Estate
Ground lease Rent Review for Landlord



The Relocation Centre, Lancing Business Park, Blenheim Road, Lancing
Industrial
Acting on behalf of Tenant in historic rent review and current lease renewal



6-7 Lovers Walk, Brighton
Office
Acting on behalf of the Tenant, secured NIL increase and significant saving in a 2025 rent review



East Street, Chichester
Retail
Rent Review on behalf of the landlord, securing an annual rental increase of 32% for a new ten-year lease term



Terminus Road, Chichester
Industrial
Three ground rent reviews on behalf of the leaseholder, securing minimal increases and preserving investment value

Property Management

Overview of 2025

2025 has been a year of transformation and modernisation. We have upgraded our PM software and transferred over to a more intuitive system that has allowed us to work smarter, be more proactive and improve productivity for both the PM and accounts teams.

We have reviewed and streamlined our portfolio throughout the year and have been able to take on new instructions, including a new purpose-built industrial estate in Goddards Green, West Sussex, consisting of 40 units, a 21,500 sq ft newly refurbished office block

in Haywards Heath, and The Brickworks, located in Crowborough, a scheme comprising 8 eco-efficient industrial units.

Looking ahead, we are optimistic that the difficult decisions made throughout the year, streamlining our PM portfolio and upgrading our software system, have given us the capacity to grow as we enter 2026 and beyond.



The UK commercial property management outlook for 2026 suggests cautious optimism, with stabilisation and gradual recovery driven by moderating interest rates, improving investor confidence, strong demand for specific sectors (logistics, data centres, healthcare), and anticipated rent growth, though challenges persist around refinancing and regulations. Key themes include flexible capital allocation, strategic partnerships, and a focus on sustainable, alternative assets.

- **Economic stability:** Forecasts indicate more manageable inflation and a less volatile interest rate environment, creating a predictable backdrop for strategy.
- **Investment & capital markets:** Transaction volumes are expected to grow (15–20% increase predicted by Colliers), with stabilising prices and increased lender competition leading to lower financing costs.
- **Sector performance:**
 - Industrial & logistics:** Remains robust, with continued demand and low construction levels.
 - Offices:** Vacancy expected to fall from peak levels (below 18% by late 2026) due to demand and the removal of obsolete stock.
 - Retail:** Strong tenant activity and disciplined development support tight supply and rent growth (1.5%).
- **Management focus:** Shift from crisis response to sustainable growth, risk management, and selective adoption of AI and technology.
- **Challenges:** Lingering debt overhang, potential refinancing issues, and upcoming legislative changes (planning, taxation) require strategic adaptation.

In summary, the UK commercial property management sector is confident that growth will continue throughout 2026, although at a slower pace than hoped for. All sectors (industrial, offices and retail) look set to benefit from stabilising interest rates and reduced market volatility. Challenges for 2026 continue to revolve around sustainability and adapting to regulatory changes which property managers will need to understand and adopt to in a competitive environment in order to succeed and capitalise on.

Our experienced property management team successfully manage properties all along the South Coast, and provide a personal and bespoke service to clients, whilst ensuring compliance at all times with the professional standards set out by the Royal Institute of Chartered Surveyors. Our clients including private individuals, pension funds, trusts, public bodies and institutions.

We adopt a pre-emptive approach and seek to anticipate tenant's requirements and respond to management matters quickly and efficiently. Our goal is to ensure that through proactive property management we create value and build towards the optimisation for the long-term growth for our client's investment portfolios.

Updates within our Property Management team

Upgrade of our PM software has allowed us to work smarter, be more proactive and improved productivity for both the PM and accounts teams.

About Us

Who we are and what we do

Flude Property Consultants is a regional independent firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors (RICS) who specialise in advising clients with commercial property interests.

Our main areas of expertise are commercial property agency, lease advisory (rent reviews, lease renewals and lease re-gears), property management, valuation, investment and development property.

We are a commercially minded practice who understand the needs and pressures of business.

Our skills

We have an intimate knowledge of the geographical area within which we work, backed up by strong technical expertise. We ensure our technical expertise is kept up-to-date through an ongoing program of training development.

Our shareholders

All of the firm's shareholders work within the business.

Our culture and aim

We are a conscientious, hard-working, commercially minded, creative and results focused practice. Our primary aim is to find solutions to maximise the property interests of our clients.

Where we are and where we operate

We focus day to day on the commercial property market within Sussex and Hampshire with offices in Brighton, Chichester and Portsmouth.

We have strong connections in the commercial property industry in London and beyond and regularly advise a variety clients outside of Sussex and Hampshire.

Contact

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