Flude
PROPERTY CONSULTANTS

WORKSHOP/ STORAGE UNIT
TOTAL AREA: 1,608 SQ FT



TO LET/FOR SALE

Baltic Arches
18 Wellington Road, Portslade, Brighton, BN41 1DN

Key Features

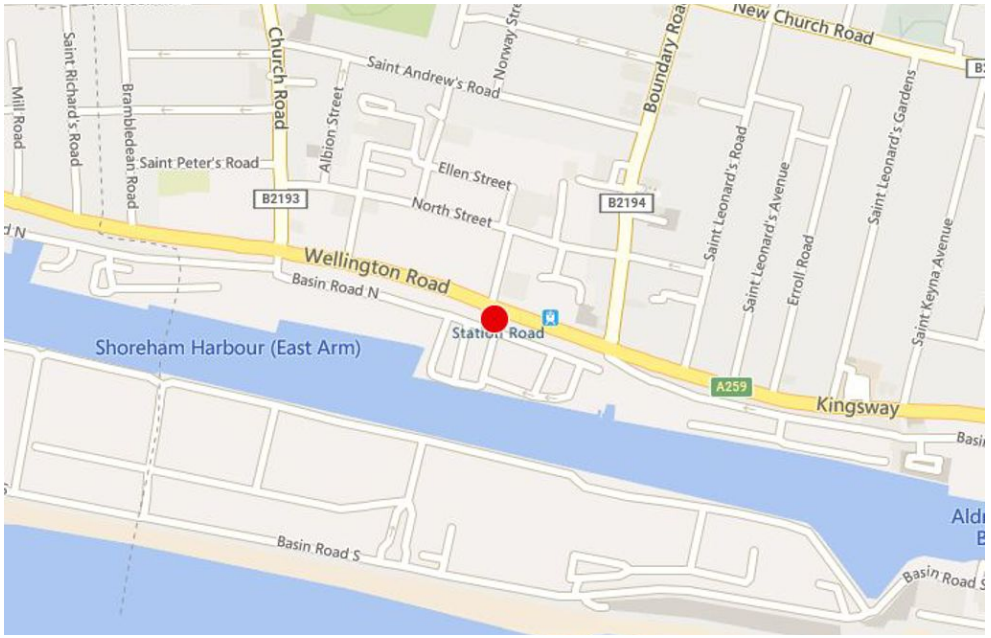
- Prominent roadside situation on A259
- Large, open plan unit with 3 phase power
- Elevated views of harbour and sea to the south
- Roller shutter door (approx. 2.57m W x 3.45m H)
- Approximately 0.5 miles from Portslade Station
- Long leasehold (999 years) available to purchase
- For Sale with Vacant Possession - £195,000 exc
- To Let on a new, effectively FRI lease - £16,000 pax
- *The unit is not currently connected to the mains water or sewer



Location & Situation

Brighton & Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses.

The property is located approximately 3 miles west of Brighton city centre and fronts the A259 (Wellington Road) at its junction with Station/Boundary Road which forms the boundary between Hove and Portslade.





Description & Accommodation

The subject property comprises a brick-built open plan storeroom beneath a twin pitched and tiled roof. The premises is equipped with a new electric roller shutter door (approx. 2.57m W x 3.45m H) and three phase power.

*Please note, the property is not connected to the mains water or sewer, and there is no WC installed in the unit. Interested parties should investigate this to satisfy themselves in this regard.

Due to the situation of the property on top of the Victorian arches, there is a weight restriction for the property.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	1,608	149.38
Total	1,608	149.38







Rateable Value

To be confirmed, subject to reassessment.

Interested parties should make their own enquiries to Brighton & Hove City Council to confirm the level of business rates payable and any relief available.

EPC

We understand the property has an EPC rating of B (expiry date - 12/01/2035).

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.

Terms

We have been instructed to market the property with vacant possession, with offers in excess of £195,000 for the long leasehold interest.

The long lease is dated 15/10/2025 for a term of 999 years.

Alternatively, the property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £16,000 per annum exclusive.

The building insurance for the current year is to be confirmed.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered 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.

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Further Information

Please contact the sole agents Flude Property Consultants:

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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.

17 November 2026

The Commercial Property Network

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