

**TO BE
REFURBISHED**

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

INDUSTRIAL UNIT & YARD – 13,011 SQ FT (1,208.72 SQ M)

Unit 3, Ellen Street, Portslade, Brighton, East Sussex, BN41 1DW

DESCRIPTION

A single-bay self-contained industrial warehouse. The unit has brick elevations with an electrically operated roller shutter loading door into the yard. To the east of the unit is a yard of about 0.43 of an acre which shares a road access with the adjacent unit. See indicative plan on page 3 of these details. The roof is to be overlaid with a lightweight insulated metal roofing system.

There is parking along the front of the building. The landlord will shortly commence the refurbishment of the unit. Further details on request.

LOCATION

Portslade is a village in East Sussex and is located approximately 3 miles east of Shoreham-by-Sea and 3 miles west of Brighton City Centre.

Portslade benefits from good connectivity to other key towns and cities on the south coast, via the A27 to locations such as Shoreham-by-Sea, Brighton, Worthing and Lewes. Other key roads include the A270 Old Shoreham Road (to the north) and A259 South Coast Road (to the south). Portslade train station (West Coastway Line) provides regular train services to and from the village.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
First Floor - Offices	1,406	130.62
Ground Floor - Industrial	11,605	1,078.1
TOTAL	13,011	1,208.72

AMENITIES / OPPORTUNITY

- Fenced and gated yard of approximately 0.43 acres (18,721 sq ft).
- Dual access points to the yard from Ellen Street and George Street/East Street.
- Parking spaces along the front of the building.
- Eaves height 6.5m.
- Pedestrian entrances from the front of the building.

RENT

On application.

RATES

To be reassessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

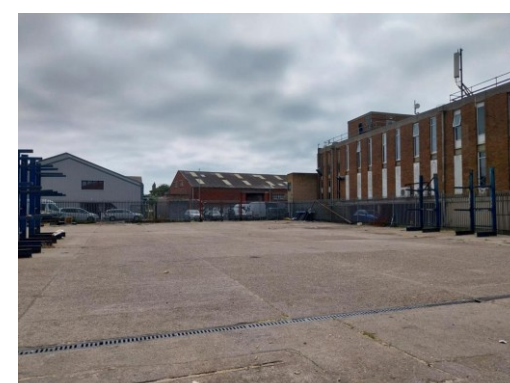
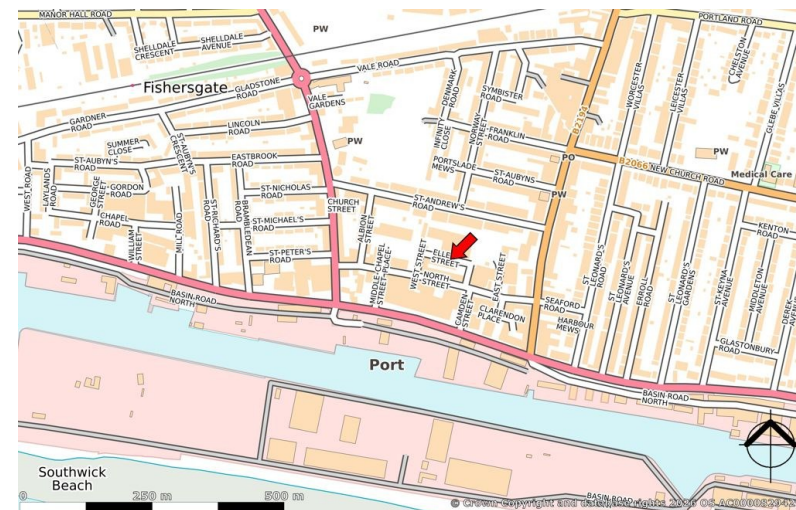
Each party is to be responsible for their own legal fees.

EPC

An EPC will be prepared which will be available once the refurbishment works are completed, with the landlord's intention being to seek a B classification.

OCCUPATION

Q4 2026.



VIEWINGS – 01273 876 200

David Martin

t: 01273 876 212

e: dmartin@shw.co.uk

Lewis Austin

t: 01273 876 212

e: laustin@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

**INDICATIVE LAYOUT SHOWING UNIT 3 (EASTERN) AND YARD.
AERIAL PHOTOGRAPH TAKEN PRIOR TO THE BUILDING REFURBISHMENT.**



VIEWINGS – 01273 876 200

David Martin

t: 01273 876 212

e: dmartin@shw.co.uk

Lewis Austin

t: 01273 876 212

e: laustin@shw.co.uk



SHW Property



SHW Property