



Hastings Town Centre

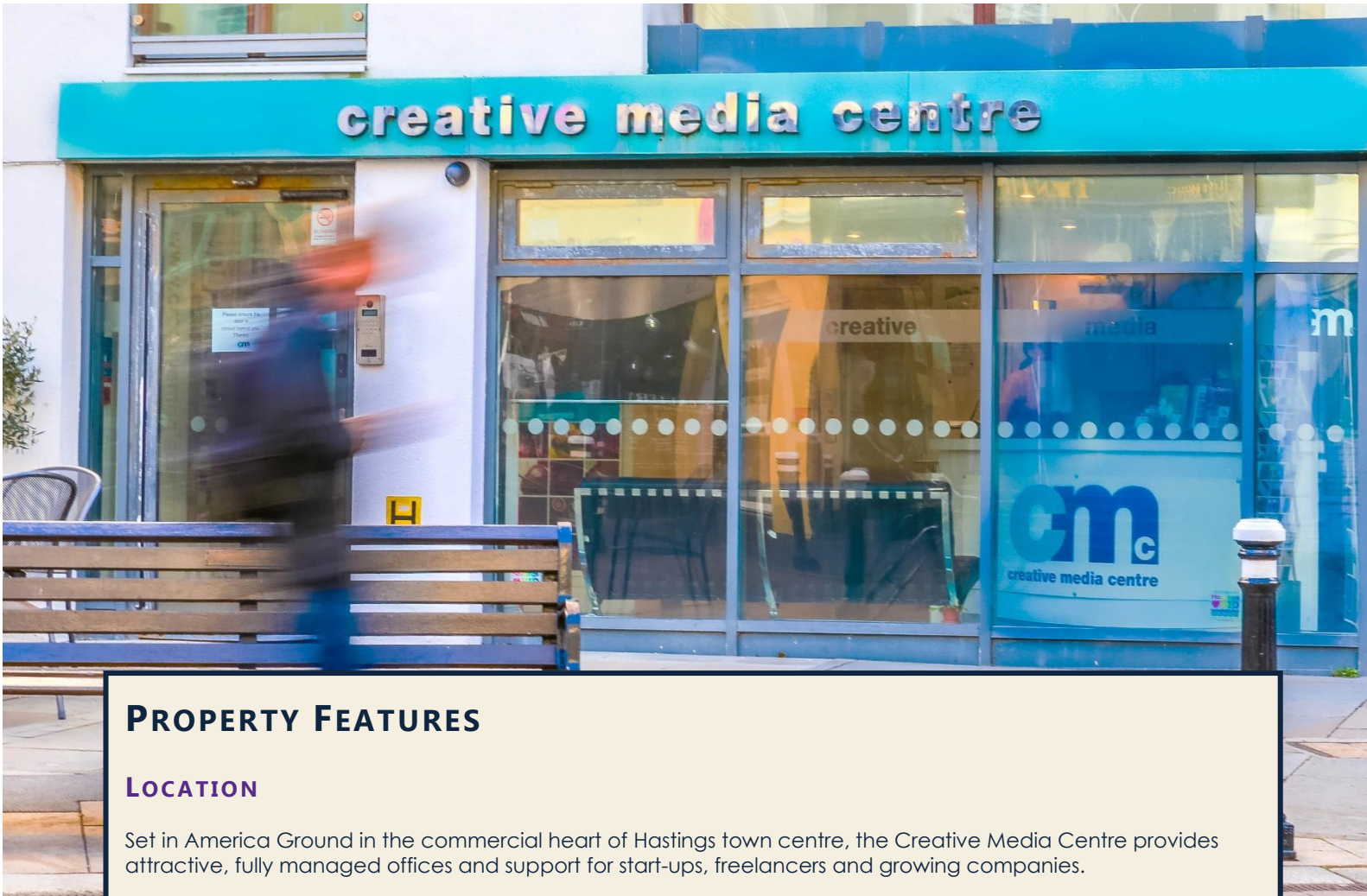
# CREATIVE MEDIA CENTRE

Unit 4.07 - 349 sq ft

AVAILABLE NOW

Office Space for rent  
in high quality  
business centre

Flexible leases



## PROPERTY FEATURES

### LOCATION

Set in America Ground in the commercial heart of Hastings town centre, the Creative Media Centre provides attractive, fully managed offices and support for start-ups, freelancers and growing companies.

The Centre is set in a vibrant area of shops, cafés, and restaurants and is only a few minutes' walk to the seafront and Hastings train station with direct trains to London, Brighton and Ashford International.

### DESCRIPTION

Our offices are ready to move into and our fully managed phone and internet network means you can simply plug in and go. Being based in the Creative Media Centre will help you to thrive and grow in a forward thinking, collaborative environment with a mix of creative talent all under one roof.

The Creative Media Centre also has meeting rooms available to hire by the hour or by the day. Perfect for interviews, training days or board meetings. Unit 4.07 is available now. It features a painted plaster finish, carpeting throughout and central heating.



Unit 4.07, Creative Media Centre 45 Robertson St, Hastings TN34 1HL

### Contact us

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## UNIT PARTICULARS

* Rent psf	£15.00
* Service Charge %	3.65%
** Service Charge psf 2021/22	£11.63
* Total annual rent	£5,235
** Total annual service charge 2021/22	£4,059
Rateable Value	£4,400

\* Prices shown are exclusive of VAT

\*\* Service charges can fluctuate over a financial year depending on operational expenditure, although the % will remain the same

\*\*\* Below the 100% threshold for Small Business Rate Relief



## LEASE TERMS

Our straightforward, flexible leases are 3-year agreements with only three months' notice required.

Longer leases are available on request.

The service charge payable is a proportion of the total cost of the maintenance and running of the building and is reviewed annually.

A deposit equivalent to three months' rent is also required which is refundable under the lease terms.

Rent and service charges are invoiced quarterly in advance and clients can opt to pay monthly by direct debit.



Typical unit back view



Typical unit front view



Meeting room for hire



On site reception

## ACCOMMODATION & AMENITIES

Affordable, high quality building

Fully DDA compliant

24/7 access, 365 days a year

Building security and alarms

Reception staffed 9am-1pm

Meeting/ conference rooms available for hire

Street level coffeeshop

Building EPC rating of B(41)

Shared kitchen facilities

Particulars produced on 10<sup>th</sup> April 2021



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