

Pacific House

PACIFIC HOUSE

Unit 18D - 633 sq ft

Sovereign Harbour Innovation Park

AVAILABLE NOW

Office Space for rent in high quality business centre

Innovative leases



PROPERTY FEATURES

LOCATION

Sovereign Harbour Innovation Park is set in a prestigious coastal location, three miles from Eastbourne town centre and along a bus route.

DESCRIPTION

Pacific House is just five minutes' walk to the waterfront restaurants, cafes, wine bars and boutique shops of Sovereign Harbour - northern Europe's largest marina complex.

It is also next to a retail park with a large supermarket, shops, a gym, multiplex cinema and ample free parking.

Scope for up to a further 94,000 sq ft of B1 premises to be developed.



SeaChange
SUSSEX

UNIT 18D, Pacific House
Sovereign Harbour Innovation Park, Eastbourne, BN23 6FA

Contact us

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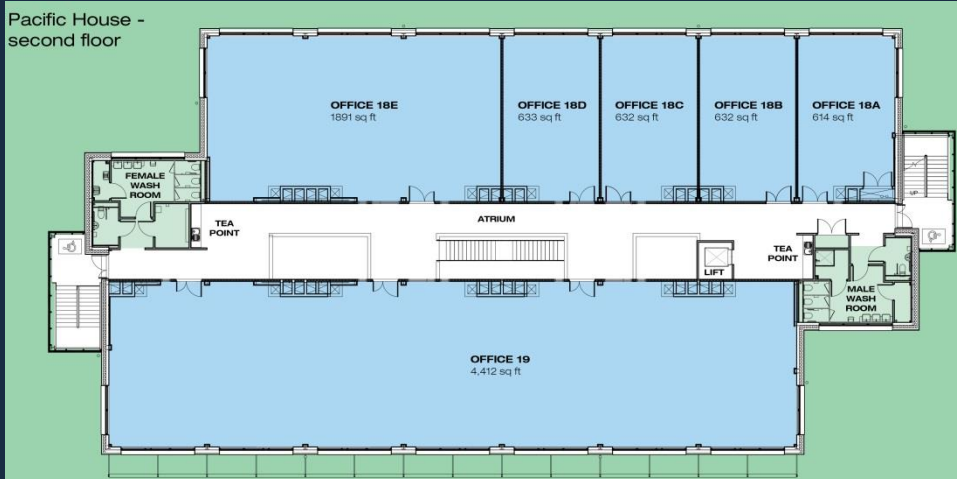


01424 858288

UNIT PARTICULARS

* Rent psf	£17.00
* Service Charge %	2.51%
** Service Charge 2020/21 psf	£7.20
* Total annual rent	£10,761
** Annual service charge 2020/21	£4,558
*** Rateable Value (unit only)	£8,700
Rateable Value (car spaces only)	£750

Pacific House - second floor



* Prices shown are exclusive of VAT

** Please note service charges can fluctuate over a financial year depending on operational expenditure, although the % will remain the same

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

LEASE TERMS

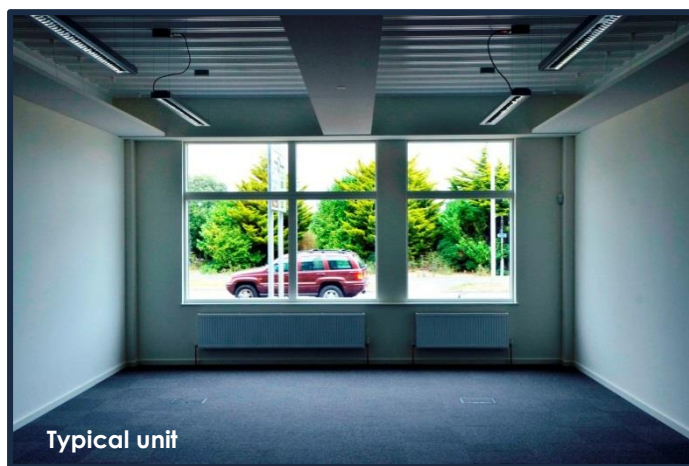
Our straightforward, flexible leases are 3-year agreements with only three months' notice required.

Longer leases are available on request.

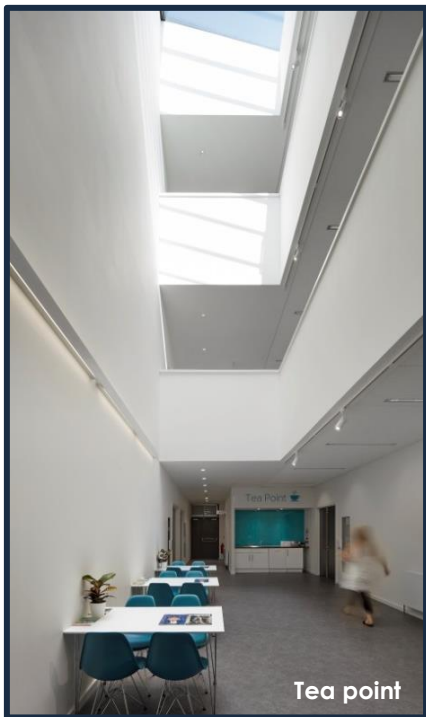
The service charge payable is a proportion of the total cost of the maintenance and running of the building and is reviewed annually.

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



Tea point

ACCOMMODATION & AMENITIES

Striking, Grade A building

Fully DDA compliant

24/7 access, 365 days a year

Building security and alarms

Three allocated car parking spaces and bicycle shelters

Reception

Dedicated meeting/ conference room

Kitchen and shower facilities

EPC A(23) LED lights throughout

Double height central atrium



Typical unit



Meeting room

Particulars updated on 20th April 2021

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