

Pacific House

# PACIFIC HOUSE

Unit 14A – 629 sq ft

AVAILABLE JAN 2022

Office Space for rent in high quality business centre

Flexible leases

Sovereign Harbour Innovation Park



## PROPERTY FEATURES

### LOCATION

Sovereign Harbour Innovation Park is three miles from Eastbourne town centre and along a bus route. Pacific House is just five minutes' walk from the waterfront restaurants, cafes, wine bars and boutique shops of Sovereign Harbour. It is also next to a retail park with a large supermarket, shops, a gym, multiplex cinema and ample free parking.

### DESCRIPTION

Pacific House offers a total of 25,235 sq.ft of high quality office space, together with 130 car parking spaces. A central atrium allows light into the centre of the building and provides tea points, circulation and break out space where occupiers can interact.



**SeaChange**  
SUSSEX

Unit 14A, Pacific House  
Sovereign Harbour Innovation Park, Eastbourne, BN23 6FA

### Contact us

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## UNIT PARTICULARS

* Rent psf	£17.00
* Service Charge %	2.50%
** Service Charge 2021/22 psf	£7.20
* Total annual Rent	£10,693
** Annual Service Charge 2021/22	£4,529
***Rateable Value (unit only)	£8,600
Rateable Value (car spaces only)	£750

Pacific House - first floor



\* 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 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.

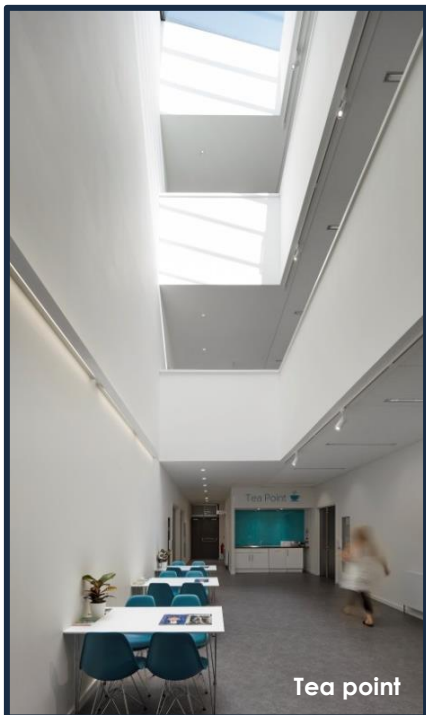
The service charge payable is a proportion of the total cost of the maintenance and running of the building and is reviewed annually.

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

Staffed reception

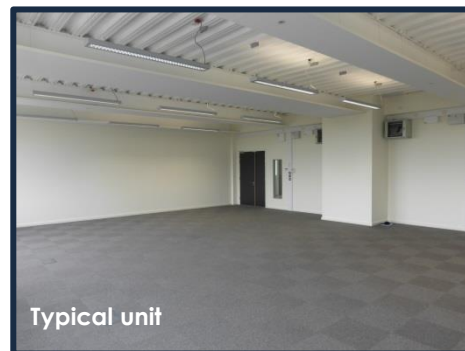
Dedicated meeting room

Kitchen and shower facilities

EPC A(23) LED lights throughout

Double height central atrium

Particulars updated on 10<sup>th</sup> November 2021



Typical unit



Meeting room

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