



# INNOVATION CENTRE

Unit 64 - 420 sq ft

AVAILABLE NOW

St Leonards

Office Space to rent in  
high quality business centre

Flexible leases



## PROPERTY FEATURES

### LOCATION

The Innovation Centre is conveniently located on the Churchfields Industrial Estate on the north-west edge of Hastings. The Centre is only three miles from the town centre, mainline railway station and seafront, and around a mile from the main A21 to London.

### DESCRIPTION

The Centre provides a dynamic business environment with serviced offices ranging from 155 to 1,030 sq ft. It supports a mix of organisations from entrepreneurs to small and medium sized companies. The units are network ready equipped with high-speed ICT infrastructure including CAT6 cabling.

Unit 64 features a painted plaster finish, suspended ceilings, carpeting throughout and central heating.



**SeaChange**  
SUSSEX

Chris Broome

Sean Whelan

### Contact us



[chrisbroome@seachangesussex.co.uk](mailto:chrisbroome@seachangesussex.co.uk)



[seanwhelan@seachangesussex.co.uk](mailto:seanwhelan@seachangesussex.co.uk)



01424 858288

Unit 64, Innovation Centre  
Highfield Drive, St Leonards, TN38 9UH

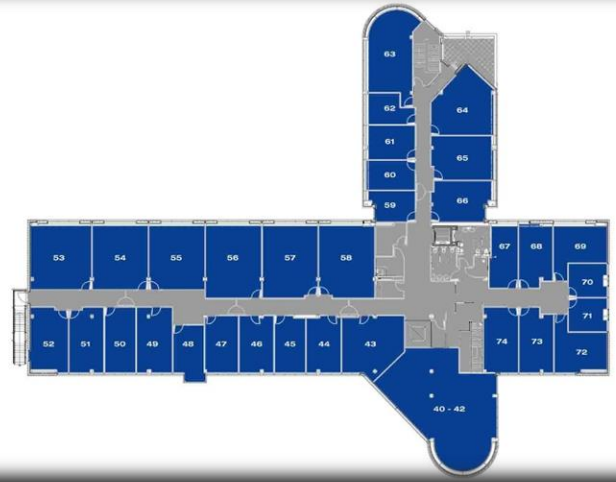
## UNIT PARTICULARS

* Rent psf	£14.00
* Service Charge %	1.66%
** Service Charge 2021/22 psf	£9.11
* Total annual rent	£5,880
** Total annual service charge 2021/22	£3,827
*** Rateable Value	£4,550

\* Prices shown are exclusive of VAT

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

\*\*\* Within the threshold for 100% 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.

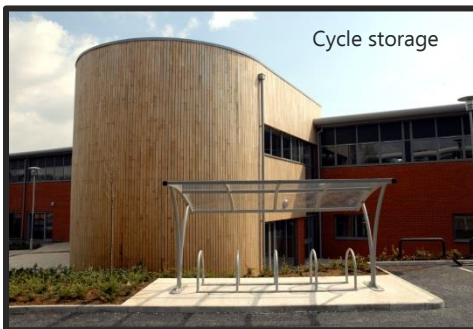
A deposit equivalent to three months' rent is also required which is refundable under the lease terms.

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



Typical office unit

Cycle storage



## ACCOMMODATION & AMENITIES

Affordable, high quality building

Fully DDA compliant

24/7 access, 365 days a year

Building security (CCTV) and alarms

Car parking facilities and bicycle shelters

Staffed reception

Meeting room available for hire

Attractive breakout area & outside garden

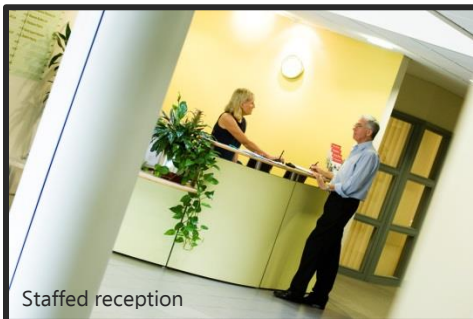
Shared kitchen and shower facilities

Building EPC rating of C (61)

Car park



Staffed reception



Meeting room for hire



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

East Sussex Energy Infrastructure & Development Limited trading as Sea Change Sussex (Company Number 0763295) the registered office of which is at Innovation Centre, Highfield Drive, St Leonards, East Sussex, TN38 9UH, its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. We recommend that legal advice is taken on all documentation before entering into a contract. SUBJECT TO CONTRACT.