

FOR SALE WITH VACANT POSSESSION

University  
of Brighton

# Priory Square Building

HASTINGS TN34 1EA

**4,085 SQ M (43,971 SQ FT) GIA /  
2,998 SQ M (32,272 SQ FT) NIA**

FORMER EDUCATIONAL BUILDING IN  
PRIME TOWN CENTRE LOCATION.

SUITABLE FOR EDUCATIONAL  
PURPOSES, OTHER D1 USES OR  
ALTERNATIVE USES, SUBJECT TO  
PLANNING.



## Summary

- Prime town centre location close to the rail and bus station, amenities and waterfront.
- The Priory Square building was developed by The University of Brighton as part of their Hasting's campus which will be surplus to requirements from September 2019.
- The building was completed in 2013 and comprises the original 1930's Post Office building fronting Cambridge Road with a striking extension over-looking Priory Square. There is also a self-contained former Post Office unit incorporated into the building at ground level which is accessed off Cambridge Road.
- The accommodation comprises 4,085 sq m (43,971 sq ft) GIA / 2,998 sq m (32,272 sq ft) NIA.
- The University building has an existing D1 consent and there is B1(a) consent for the former Post Office unit fronting Cambridge Road.
- Suitable for educational purposes, other D1 uses or a wide range of alternative uses including offices, residential, hotel and leisure, subject to planning.

### PROPOSAL

The University of Brighton will consider entering into a sale of the freehold interest with vacant possession.



# Location

Hastings, one of the five original Cinque Ports established in 1155 to maintain ships for the Crown, is located in East Sussex on England's south coast.

The town is approximately 55 miles south of London, 31 miles south west of Ashford and 16 miles east of Eastbourne. It is connected to the national road network by the A21, linking to J5 of the M25, and the A259 south coast road leading to Brighton to the west and Folkestone to the East.

Hastings rail station offers frequent services to London, either by Southeastern Trains to London Bridge and Charing Cross or by Southern Railway via Ashford to St Pancras International or Victoria. Ashford Station provides access to HS1/Eurostar. Hastings also benefits from an east-west rail service to Eastbourne (30 mins) and Brighton (1 hour 8 minutes).

London Gatwick airport is 39 miles to the north and the port of Dover (40 miles) and the Channel Tunnel (36 miles) are to the east. The population of Hastings is approximately 90,000.

## ROAD

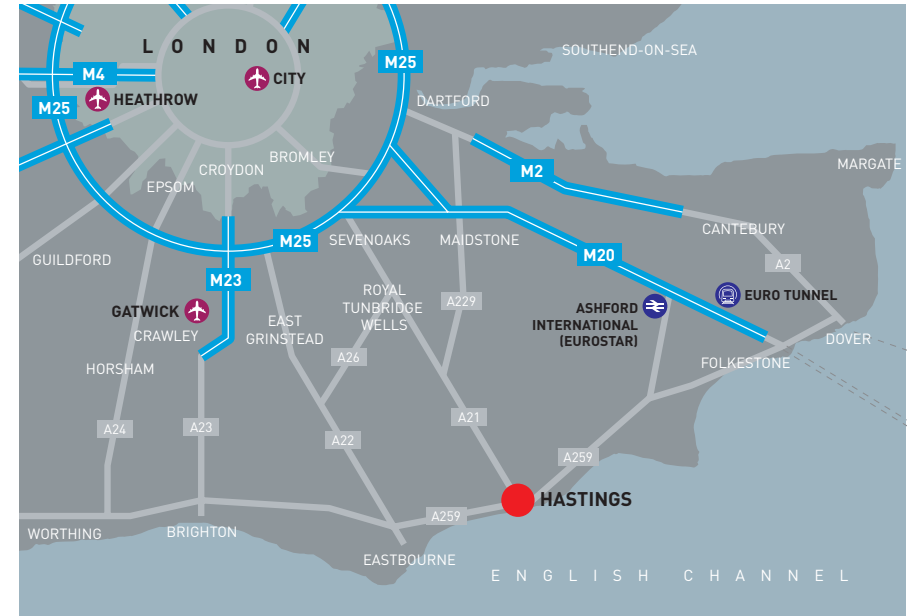
The town benefits from good road communications with the A21 providing links to Tunbridge Wells and the M25 beyond, whilst the A259 provides coastal links to Brighton, Ashford, the Channel Tunnel, ferry ports and the M20.

The newly opened Combe Valley Way also provides easy access to neighbouring Bexhill, Eastbourne and Brighton. At a cost of £120 million, the Bexhill to Hastings link road has reduced local congestion and travel times to Eastbourne and Brighton. It is anticipated this road improvement will assist the delivery of up to 2,000 new homes and 3,000 new jobs.

## RAIL

Frequent trains run from Hastings direct to Charing Cross, Waterloo East, London Bridge and Victoria via Brighton (from 83 minutes).

There is also a commuter train to Cannon Street and a service along the south coast connecting Hastings to Brighton (from 69 minutes) and Ashford International (42 minutes).



## DISTANCE BY ROAD

Ashford International	34 miles
Brighton	36 miles
Gatwick Airport	39 miles
M25 Junction 5	42 miles
Central London	71 miles

## TRAIN TIMES

London Bridge	from 1 hr 22 mins
Cannon Street	from 1 hr 40 mins
Charing Cross	from 1 hr 33 min
Waterloo East	from 1 hr 28 mins
Victoria	from 1 hr 50 mins
Brighton	from 1 hr 10 mins
Ashford International	from 42 mins



# Situation

The property is situated in Hastings town centre within The Priory Quarter and has a prominent frontage onto Priory Square and Cambridge Road.

The building is situated over-looking Priory Square and with frontage onto Cambridge Road. The University building is accessed via Priory Square and there is a self contained former Post Office unit fronting Cambridge Road.

The property was developed as part of the Priory Quarter to form an educational and office cluster of high quality buildings. There are over 100,000 sq ft of offices adjacent to the building occupied by The Department of Work and Pensions, SAGA and Medica.

Hasting railway station, Priory Meadow Shopping Centre, Sussex Coast College and the town centre amenities are all within a short walk of the property.



## LOCAL AMENITIES

### Hotels

- The Bannatyne Spa Hotel
- Travelodge
- Premier Inn

### Golf clubs

- Hastings & St Leonards Golf Club
- Beauport Park Golf Club
- Sedlescombe Golf Club

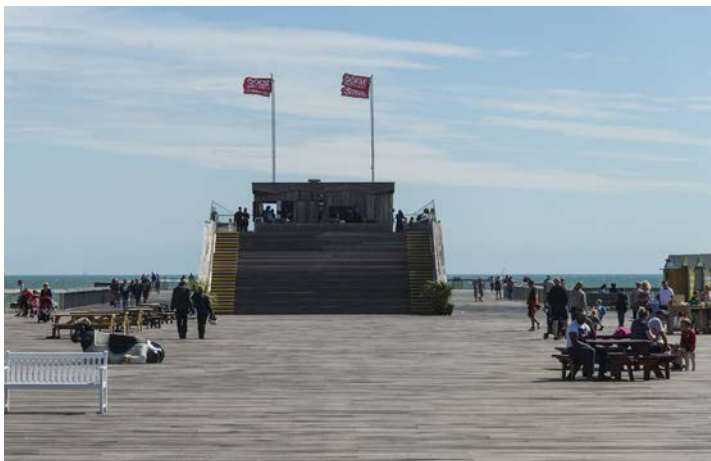
### Restaurants & Retail

- Tesco Extra
- Morrisons
- Sainsbury's
- Costa Coffee
- Café Nero
- The Priory Meadow Shopping Centre

### Galleries

- The Jerwood Gallery





# Priority Square Building

Priority Meadow Shopping Centre and Public Car Park

Lacuna Place - Department of Work & Pensions

Havelock Place - Department of Work & Pensions

Priority Square

One Priority Square - Saga Group Limited

Priority Street Car Park

Sussex Coast College

Queensbury House

Bus Station

Hastings 

Cornwallis Gardens



# Description

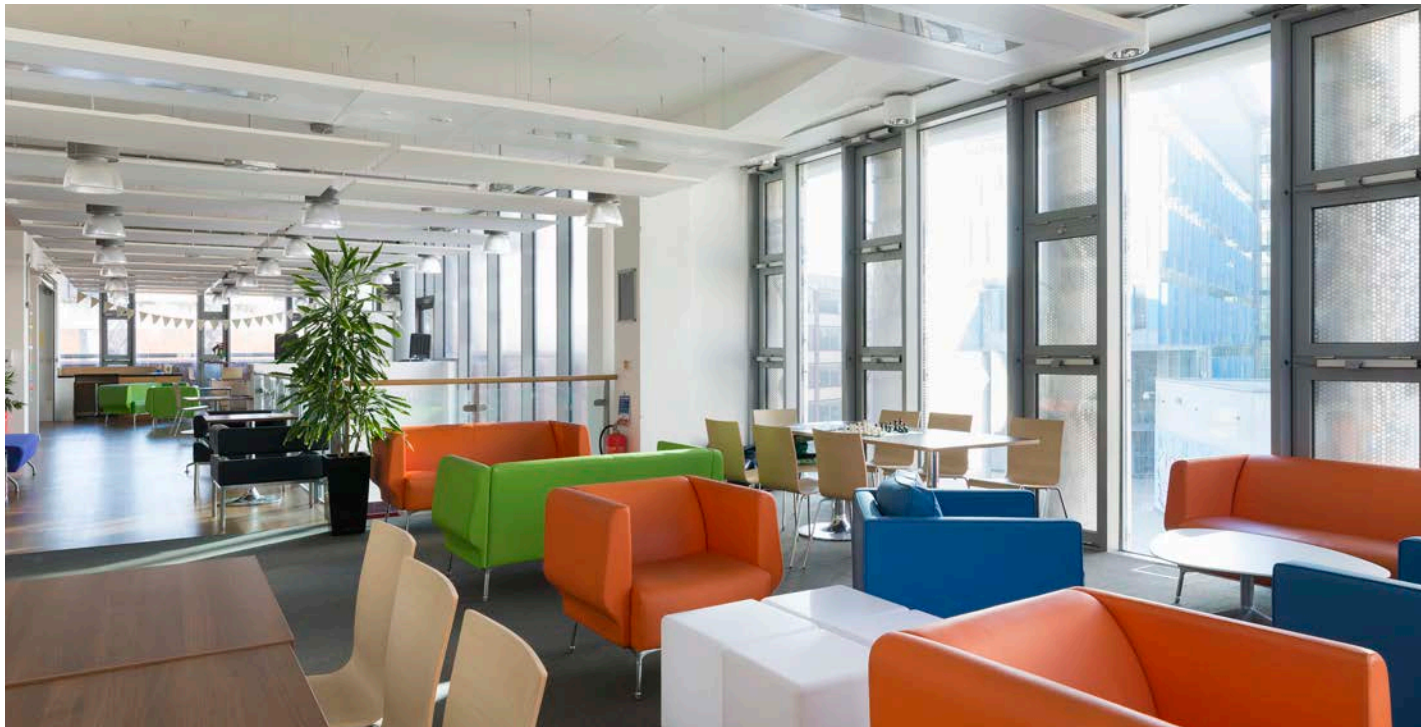
The Priory Square building has a striking design and was completed in 2013 as the first phase of the Priory Quarter, Hastings.

The Priory Square building was developed by The University of Brighton as their main campus facility which opened in 2013. It combines the original 1930's Post Office building fronting Cambridge Road with a striking extension over-looking Priory Square, designed by leading architect, Proctor Matthews.



The six-storey building totals 43,971 sq ft GIA / 32,272 NIA and was designed as an impressive, twenty-first century learning environment which benefits from full height glazing on two elevations, 160 seat auditorium, teaching facilities and laboratory space. The accommodation has been designed for maximum flexibility and provides a mixture of cellular and open plan accommodation planned around the central atrium and benefits from:

- Extensive high quality educational fit out to include a 160 seater auditorium
- Full height glazing to two elevations
- Terraces on first and fourth floors
- Excellent floor to ceiling heights within the extended building
- Combination of metal suspended ceilings with recessed lighting and solid ceilings with suspended lighting
- Fully accessible raised floors
- 2 x 13 person passenger lifts
- Jaga low mass heat exchangers
- Central atrium
- Large reception area and breakout space
- WC's
- DDA compliant
- EPC A (Score 22)



# Accommodation

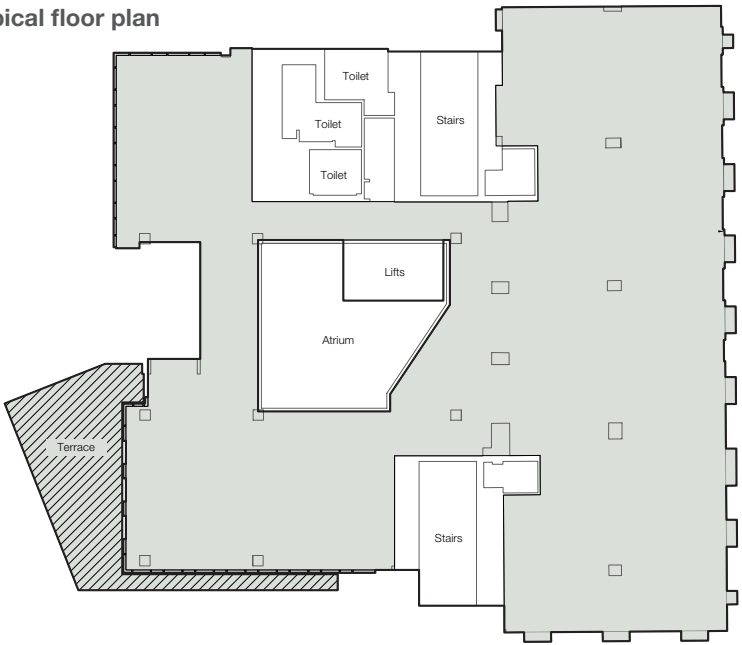
## Floor Areas

A measured survey has been undertaken by Malcolm Hollis and is capable of being assigned and relied upon by the purchaser. The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following areas:

Floor	Gross Internal Area (GIA)		Net Internal Area (NIA)	
	sq m	sq ft	sq m	sq ft
Lower Ground	854	9,193	441.6	4,754
Ground	299.0	3,218	169.7	3,218
Ground Storage			16.8	181
Cambridge Road	326.4	3,513	300	3,229
First	711.2	7,655	559.4	6,021
Second	761.3	8,195	617.9	6,651
Third	751.9	8,094	598.1	6,439
Fourth	381.2	4,103	294.5	3,170
<b>Total</b>	<b>4,085</b>	<b>43,971</b>	<b>2,998</b>	<b>32,272</b>



Typical floor plan

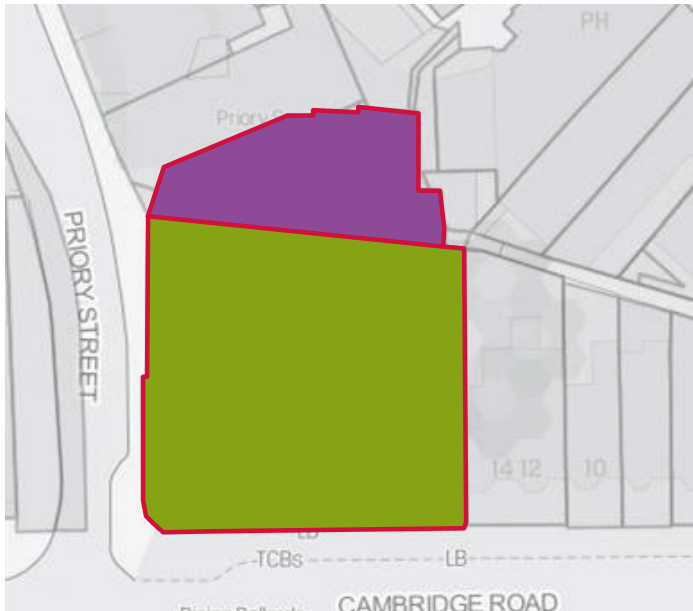







# Tenure

Priory Square is available on a freehold basis to include the University building and the ground floor former Post Office unit fronting Cambridge Road.

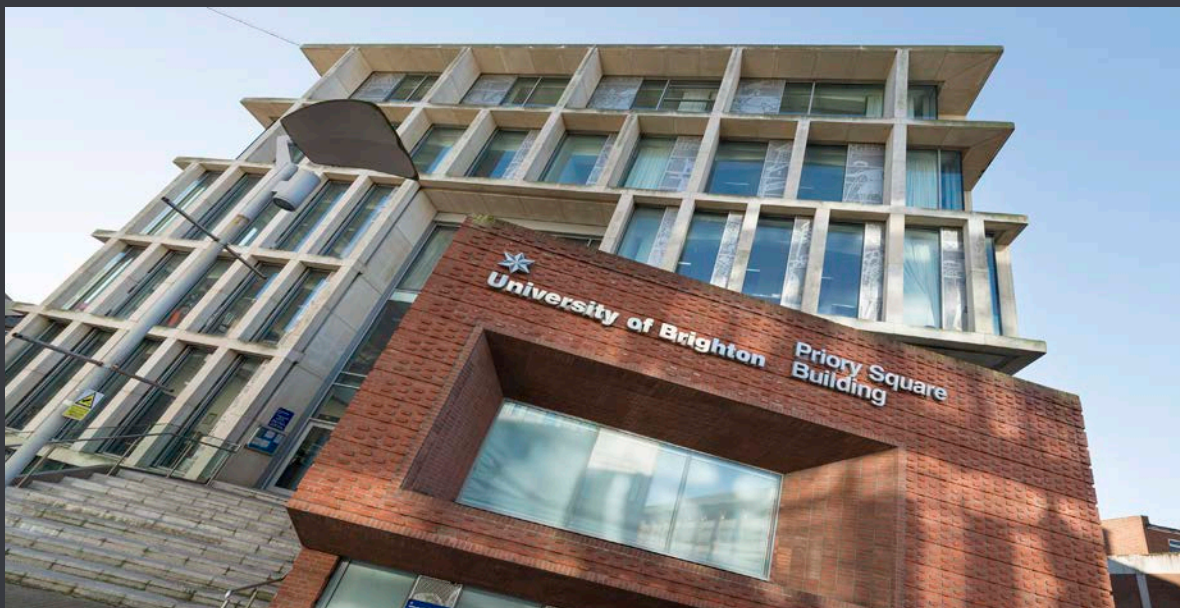
## Site



For identification purposes only. Not to scale.

-  The University of Brighton's Ownership ("UoB")
-  ESX337515 ("UoB's freehold interest")
-  ESX269291 ("UoB's freehold interest")





University  
of Brighton

Prory  
Square  
Building

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## USE

The University building has a D1 planning consent suitable for educational purposes, other D1 uses or a wide range of alternative uses such as offices, residential, hotel or leisure, subject to planning.

The former Post Office unit fronting Cambridge Road has a B1(a) planning consent.

## EPC

The property has an EPC rating of A (Score 22).

## VAT

We understand the property has not been elected for VAT purposes.

## PROPOSAL

The University of Brighton will consider entering into a sale of the freehold interest with vacant possession.

## FURTHER INFORMATION & CONTACT DETAILS

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