



# INNOVATION CENTRE

Unit 9 - 157 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 9 is fully decorated and ready to move into. It features a painted plaster finish, suspended ceilings carpeting throughout and central heating.



**SeaChange**  
SUSSEX

Chris Broome

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### Contact us



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

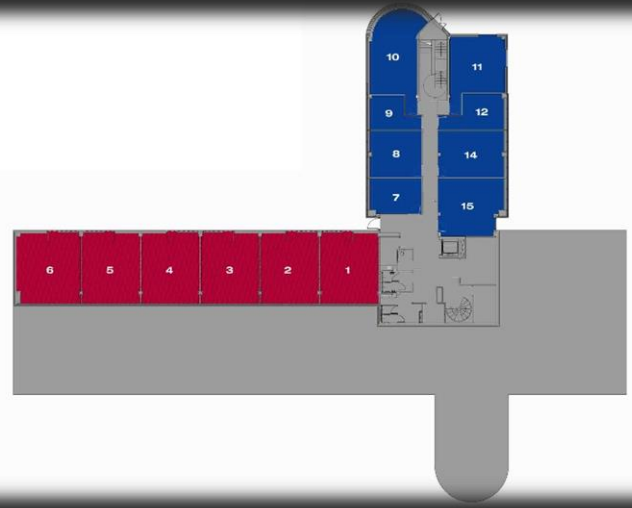
## UNIT PARTICULARS

|                                  |        |
|----------------------------------|--------|
| * Rent psf                       | £14.00 |
| * Service Charge %               | 0.62%  |
| ** Service Charge 2023/24 psf    | £11.13 |
| * Total annual rent              | £2,198 |
| ** Annual service charge 2023/24 | £1,748 |
| *** Rateable Value               | £1,875 |

\* 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.

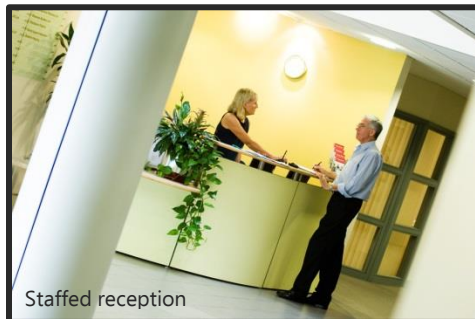
Rent and service charges are invoiced quarterly in advance and clients can opt to pay monthly by direct debit.



Typical office unit



Cycle storage



Staffed reception

## 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)

Particulars produced on 18<sup>th</sup> July 2023



Car park



Meeting room for hire

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