



INNOVATION CENTRE

Unit 37 - 610 sq ft

AVAILABLE NOW

St Leonards

Workshop Space for 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 just a mile from the main A21 to London.

DESCRIPTION

The Centre provides a dynamic business environment with Workshops ranging from 325–615 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 37 has painted block finished walls, painted concrete floors and approximately 2.9 metre (9.5 ft) ceiling height. It also benefits from a roller shutter door.



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Unit 37, Innovation Centre Highfield Drive, St Leonards, TN38 9UH

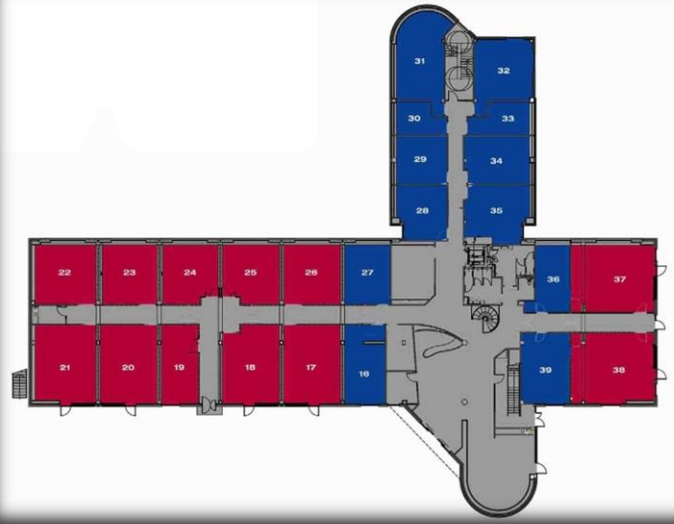
UNIT PARTICULARS

* Rent psf	£12.30
* Service Charge %	2.42%
** Service Charge 2023/24 psf	£11.13
* Total annual rent	£7,500
** Annual service charge 2023/24	£6,790
***Rateable Value	£6,200

* Prices shown are exclusive of VAT 20%

** Please note 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 workshop unit



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

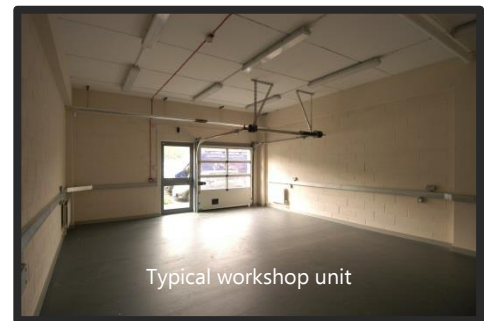
Full-time reception

Meeting/ conference room available for hire

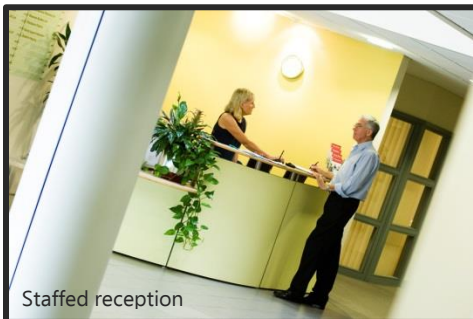
Attractive breakout area & outside garden

Shared kitchen and shower facilities

Building EPC rating of C(61)



Typical workshop unit



Staffed reception



Meeting room for hire

Particulars produced on 18th July 2023

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