



Hastings Town Centre

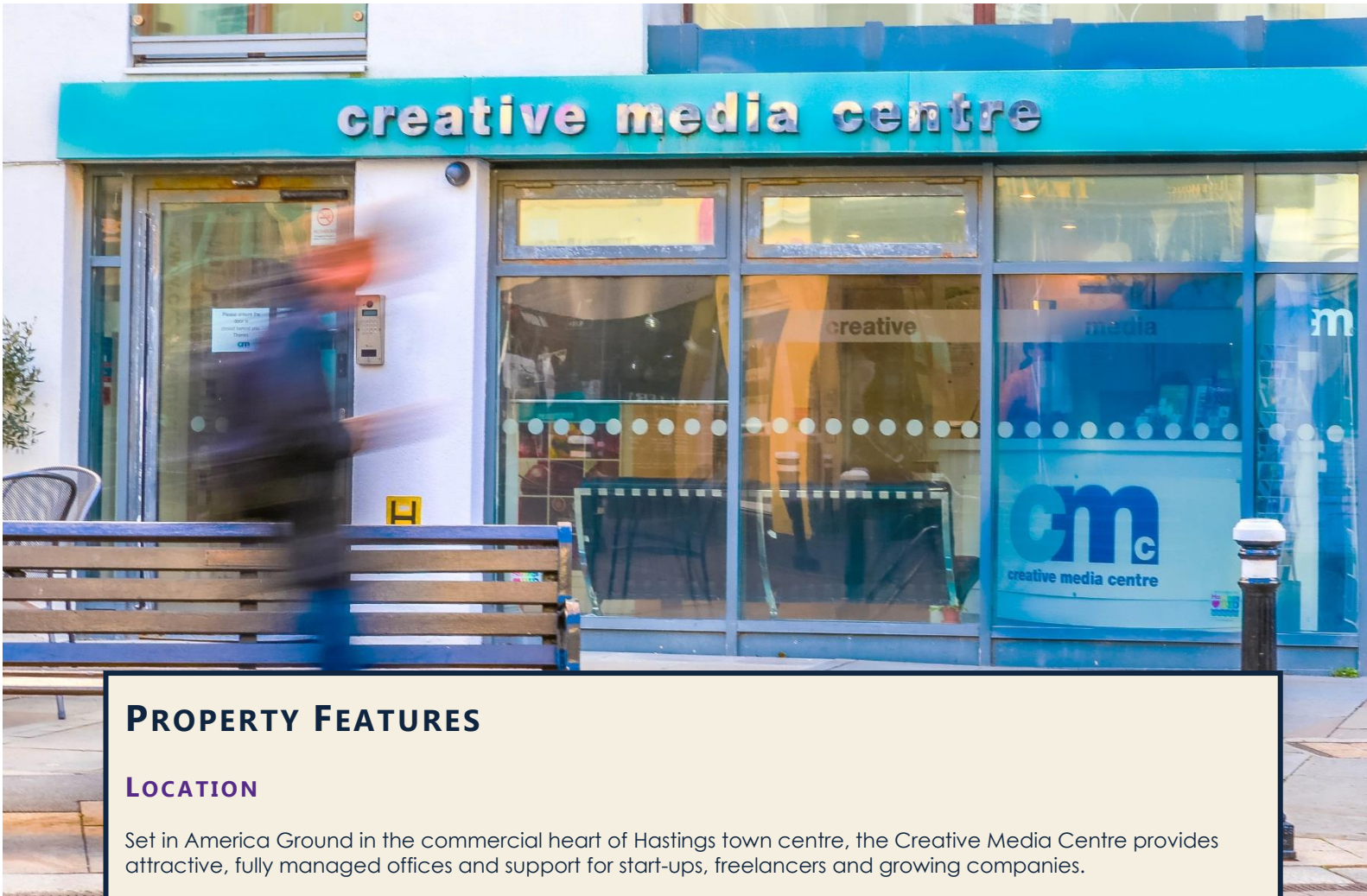
CREATIVE MEDIA CENTRE

Unit 3.04 - 132 sq ft

AVAILABLE NOW

Office Space for rent
in high quality
business centre

Flexible leases



PROPERTY FEATURES

LOCATION

Set in America Ground in the commercial heart of Hastings town centre, the Creative Media Centre provides attractive, fully managed offices and support for start-ups, freelancers and growing companies.

The Centre is set in a vibrant area of shops, cafés, and restaurants and is only a few minutes' walk to the seafront and Hastings train station with direct trains to London, Brighton and Ashford International.

DESCRIPTION

Our offices are ready to move into and our fully managed phone and internet network means you can simply plug in and go. Being based in the Creative Media Centre will help you to thrive and grow in a forward thinking, collaborative environment with a mix of creative talent all under one roof.

The Creative Media Centre also has meeting rooms available to hire by the hour or by the day. Perfect for interviews, training days or board meetings. Unit 3.04 features a painted plaster finish, carpeting throughout and heating.



Unit 3.04, Creative Media Centre 45 Robertson St, Hastings TN34 1HL

Contact us

Chris Broome
Sean Whelan



chrisbroome@seachangesussex.co.uk
seanwhelan@seachangesussex.co.uk

01424 858288

UNIT PARTICULARS

* Rent psf	£15.00
* Service Charge %	1.38%
** Service Charge 2023/24 psf	£13.46
* Total annual rent	£1,980
** Annual service charge 2023/24	£1,777
*** Rateable Value	£1,775

* 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 the 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 back view



Typical unit front view



Meeting room for hire



On site reception

ACCOMMODATION & AMENITIES

- Affordable, high quality building
- Fully DDA compliant
- 24/7 access, 365 days a year
- Building security and alarms
- Meeting rooms available for hire
- Street level coffee shop
- Building EPC rating of B (41)
- Shared kitchen facilities

Particulars produced on 18th July 2023



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 Leonard's, 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.