Sovereign Harbour
innovation park

Eastbourne

Pacific House: last remaining offices from approx 600 sq ft upwards

Flexible leases

Sites for up to a further 94,000 sq ft

Prestigious coastal setting

Three miles from Eastbourne town centre

An economic development project from

SeaChange SUSSEX

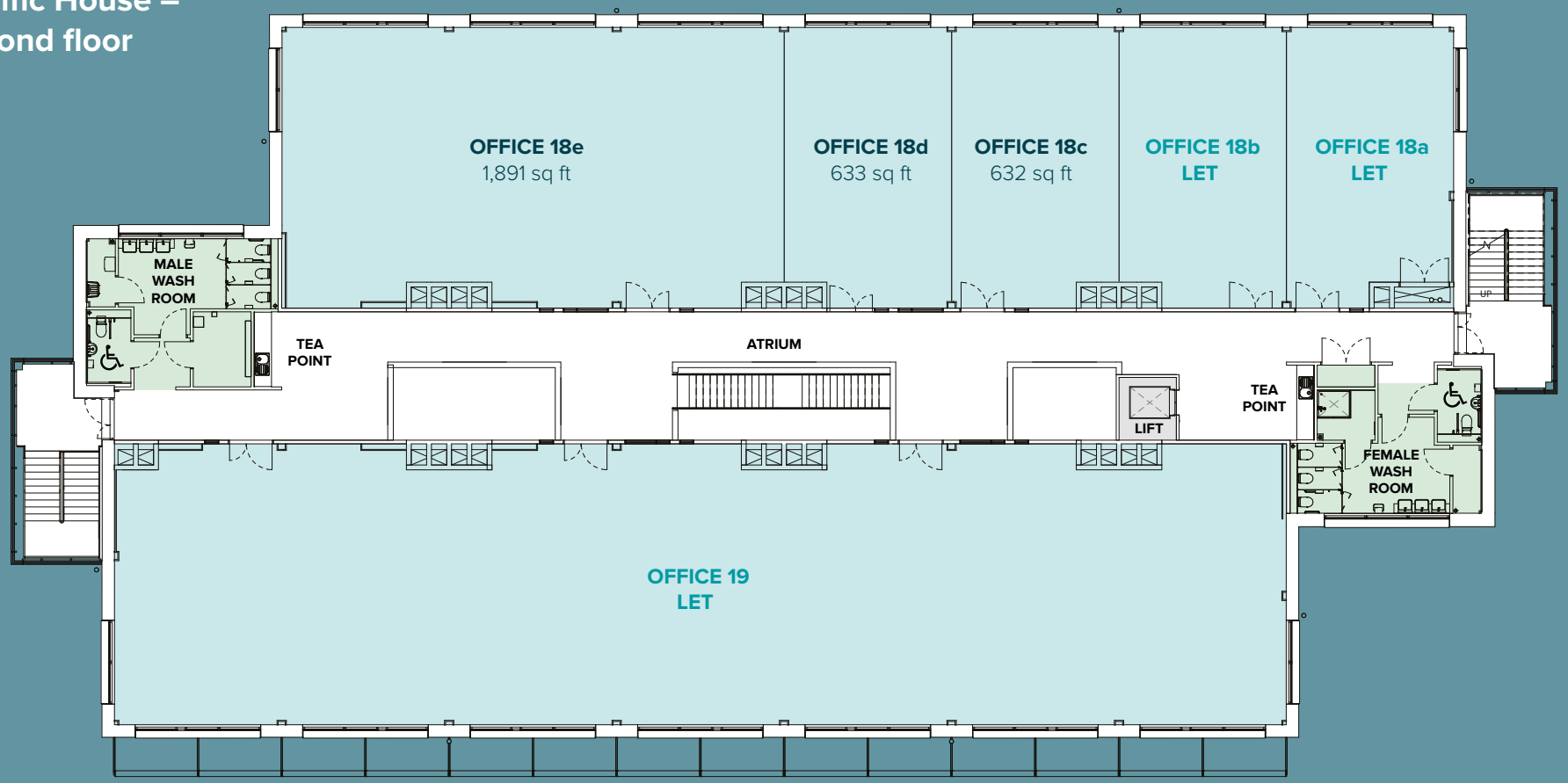
www.seachangesussex.co.uk

Floor space available (NIA)	
Ground	627 sq ft
1	2,537 sq ft
2	3,156 sq ft
Total	6,320 sq ft

Pacific House – available now

- High quality business centre
- First scheme on Innovation Park to be developed
- Central atrium & shared spaces
- Last remaining offices available from approx 600 sq ft upwards
- Flexible leases: serve 3 months' notice any time
- Low energy building
- 130 parking spaces (1:195 sq ft)

Pacific House – second floor

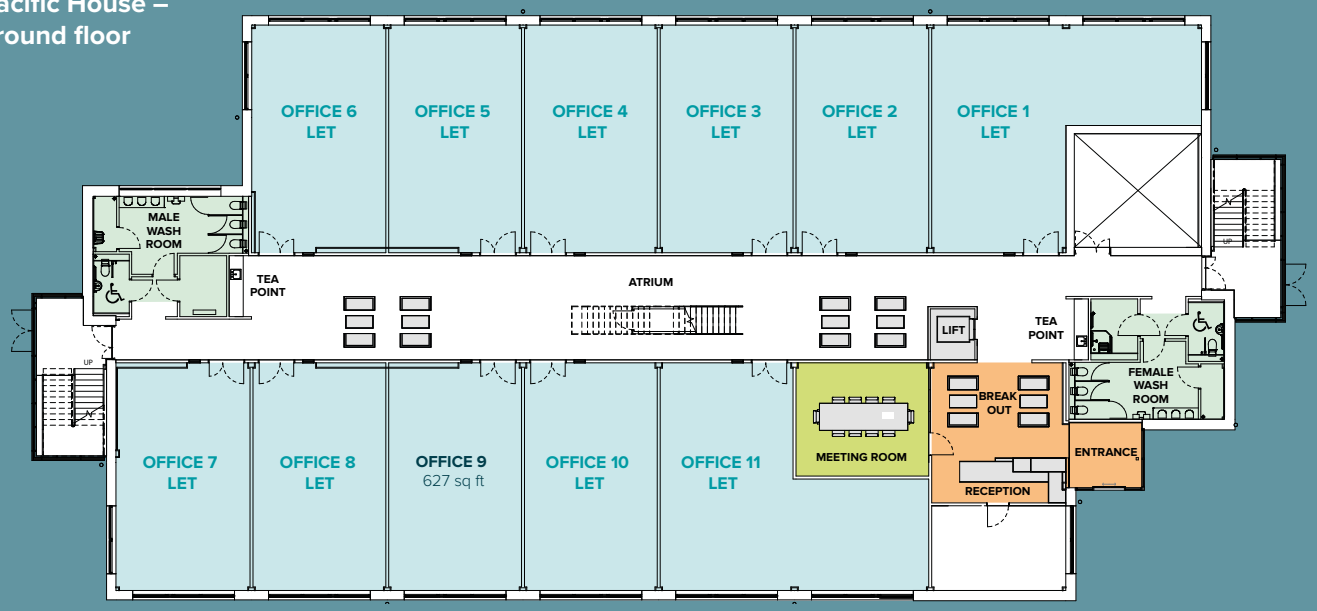


Pacific House – floor plan

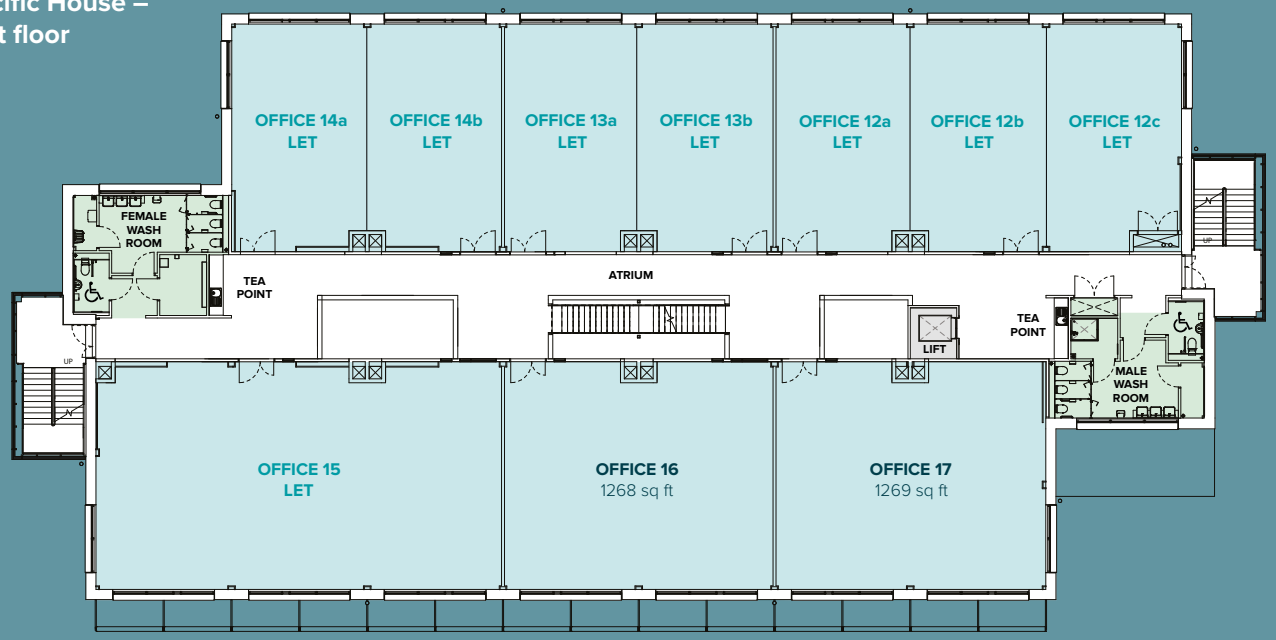
Flexible accommodation for small, medium and large occupiers

Leases include a rolling three-month break

Pacific House – ground floor



Pacific House – first floor



Further development sites

Scope for up to a further 94,000 sq ft of B1 premises

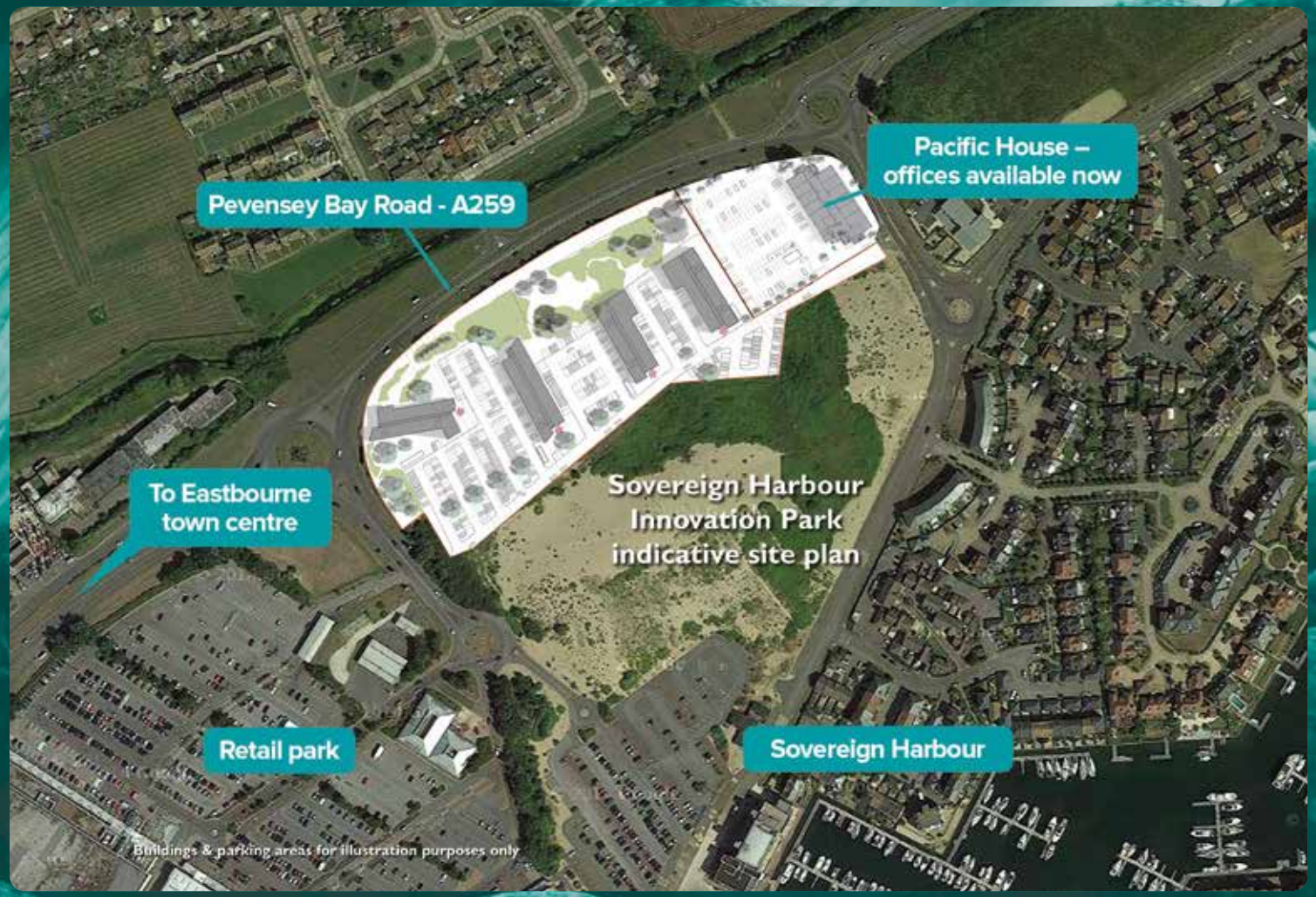
Freehold or leasehold design & build opportunities

Serviced sites for sale

Prestigious coastal location, three miles from Eastbourne town centre

The site is just five minutes' walk to the waterfront restaurants, cafes, wine bars and boutique shops of Sovereign Harbour – northern Europe's largest marina complex.

It is also next to a retail park with a large supermarket, shops, a gym, multiplex cinema and ample free parking.



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For the latest on the Sovereign Harbour Innovation Park, visit **www.sovereigninnovationpark.co.uk**

Location

Sovereign Harbour Innovation Park,
Eastbourne, East Sussex BN23 6FA

Road

The A22 connects Eastbourne to London and the M25. The A27 connects to Brighton; the A259 to Hastings, Ashford, the Channel Tunnel, ferry ports and M20.

Rail

Eastbourne station is 4 miles away, with regular trains running to London, Hastings, Ashford and Brighton.

Air

Gatwick is under an hour away by direct train and 49 miles away by road.

Ferries

Eastbourne is 16 miles from Newhaven and 68 miles from Dover.

Channel Tunnel

Frequent trains connect to Lille, Paris and Brussels via Ashford International.

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