

# New office studios

Office suites from  
452 ft<sup>2</sup> to 3,321 ft<sup>2</sup> (42m<sup>2</sup>-309m<sup>2</sup>)  
with excellent parking



# the hub

## DROVE ROAD NEWHAVEN

### NEW OFFICE STUDIOS

- TO LET
- FLEXIBLE EASY IN/EASY OUT TERMS
- IDEAL FOR NEW OR RAPIDLY EXPANDING BUSINESSES
- EXCELLENT PARKING
- CLOSE TO TOWN CENTRE & PUBLIC TRANSPORT

A development by

**cross|stone**  
URBAN REGENERATION



## The Hub

The Hub is situated upon the first floor of a new high profile mixed retail warehouse and office development and provides superb next step business accommodation for both new and small businesses.



Each unit has its own front door, is self contained and is accessed from an attractive balcony.

A new Lidl supermarket and Factory Outlet shop already occupy the retail warehousing on the ground floor.

Access from the large shared 125 space surface car park is via a stairwell and passenger lift at the western end of the building provided for the exclusive use of The Hub occupiers and their visitors.

## The Hub offices

Each suite is open plan and self contained. To the rear of each suite is access to a shared corridor and communal wc facilities. The suites can be rented individually or in combinations of units.

- Gas central heating
- Perimeter trunking
- Fully carpeted
- 2 car spaces per unit
- Passenger lift access
- Each unit has quality kitchenette facilities with an integral fridge



Newhaven  
Railway Station



Newhaven  
Harbour



## Newhaven

Newhaven, best known for its busy channel ferry terminal, is located 10 miles east of Brighton on the A259 South Coast Road and 13 miles west of Eastbourne. The County Town of Lewes is 8 miles away via the A26 which in turn links into the A27 and the national road network. It is served by excellent rail and bus links providing public transport to the surrounding towns.

## Location

The Hub is situated immediately to the south of A259 South Coast Road at the Junction with the A26 close to the ferry terminal and Newhaven Harbour railway station. Several major bus routes stop immediately outside The Hub and the town centre is within a few minute's walk of the development. Nearby retailers include Sainsbury's, B&Q, Halfords and McDonalds.





## North Wing



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## Flexible Leases

Virtually immediate occupation can be offered at The Hub, without the need to use solicitors. Occupation is available by way of a short form of lease which can be signed in the offices of Oakley Commercial. The lease is for a term to be agreed (normally 1 to 3 years), although the tenant can break the lease any time after the end of the first year, upon providing 3 months notice.

The leases are internal repairing with the Landlord responsible for external repairs and insuring the property. A reservation fee of £295, plus VAT is payable to cover the referencing checks and costs of completing the lease.

**NOTE:** You are entitled to use a solicitor if required, although the lease is in a standard format and is not amendable. Following your signing and payment clearance, occupation is permitted. The lease is sent off for signing by the Landlord and formal completion (including exclusion of the lease from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act), following which your lease copy is returned to you.

## Rent

Rent is paid monthly by standing order and is inclusive of service charge costs, with the exception of electricity which is individually metered.

The first month's rent is payable upon signing the lease with a 2 month security deposit.

Please see the enclosed insert for availability and rents

## VAT

Rents will be subject to VAT

## Viewing

Strictly by appointment through sole agents Oakley Commercial

Ben Pettett T 01273 645773

E benp@oakleycommercial.co.uk

Simon Forrest T 01273 627411

E simonf@oakleycommercial.com

