




Sovereign  
Harbour  
innovation park  
Eastbourne

Pacific House – offices  
from 630 to 25,297 sq ft

Sites for up to a further  
80,000 sq ft

Prestigious coastal setting

An economic development  
project from



[www.seachangesussex.co.uk](http://www.seachangesussex.co.uk)



Artist's impression

Level	Sq ft (NIA)
Ground	7,559 sq ft
1	8,883 sq ft
2	8,855 sq ft
Total	25,297 sq ft

## Pacific House – letting now

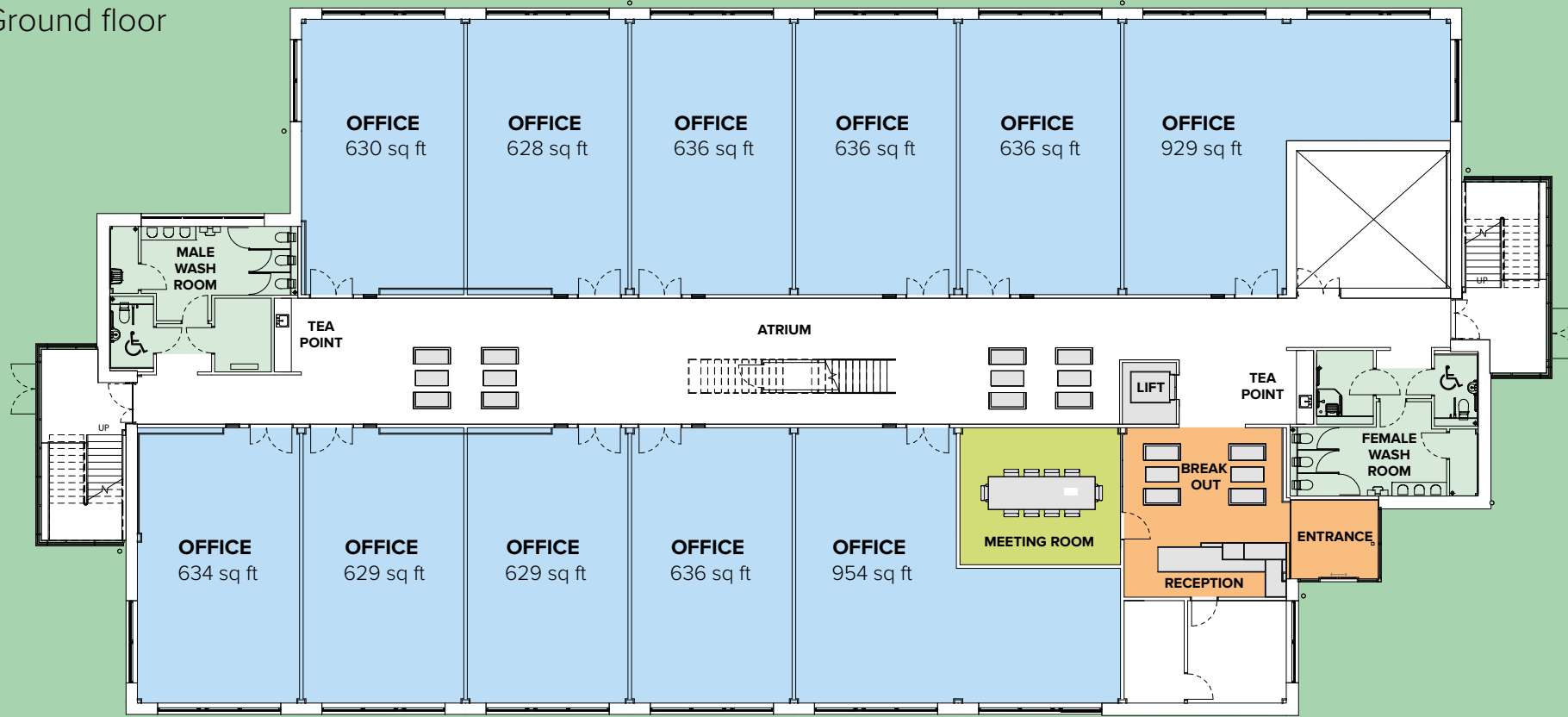
High quality business centre  
 Completing summer 2015

Offices from 630 sq ft to the full  
 25,297 sq ft building

Central atrium & shared spaces  
 Low energy building

130 parking spaces (1: 195 sq ft)

## Ground floor



## Pacific House – floor plan

Flexible accommodation for small, medium and large occupiers

Ground floor suites can be combined – and upper floors sub-divided – to suit

# Further development sites

Scope for up to a further 80,000 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 large retail park with ample parking, a 24 hour supermarket, many high street shops and a multiplex cinema.



An economic development project from



For the latest on the Sovereign Harbour Innovation Park, visit [www.seachangesussex.co.uk/our-programme/eastbourne](http://www.seachangesussex.co.uk/our-programme/eastbourne)

## 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

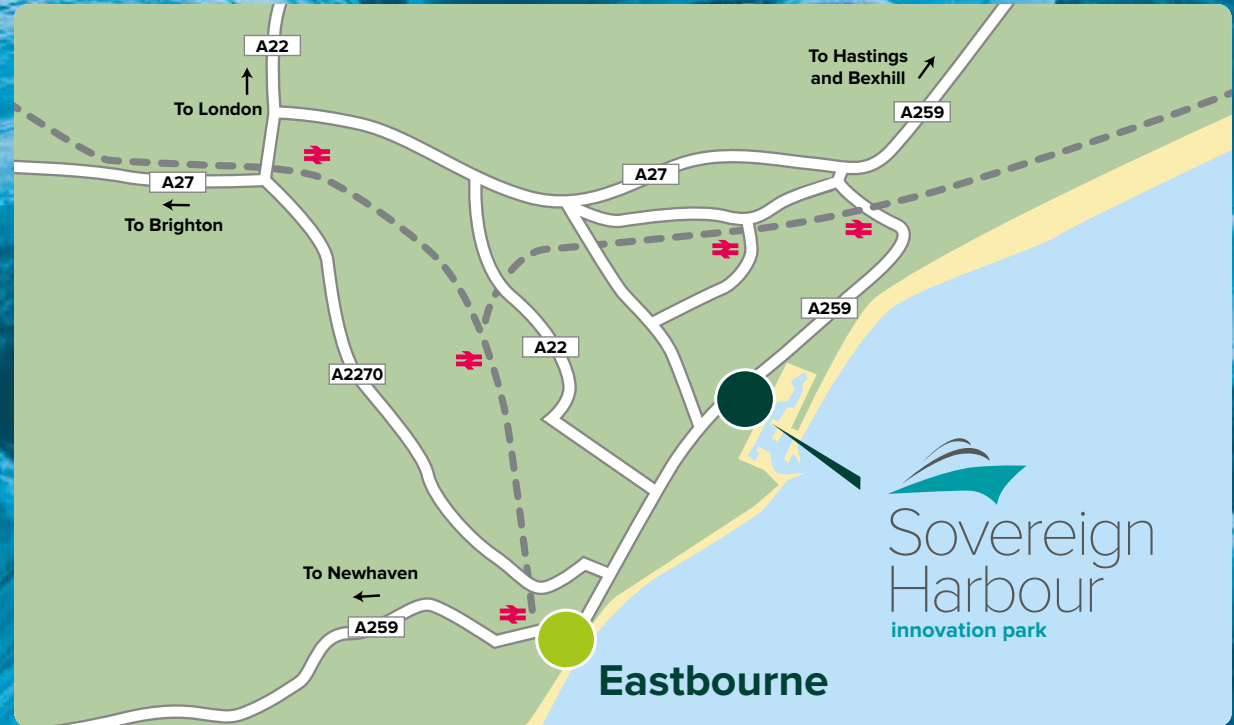
Eastbourne is 16 miles from Newhaven and 68 miles from Dover.

### Channel Tunnel

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

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