



## North Queensway Innovation Park

### Hastings

Opportunity for bespoke premises – B1, B2 & B8

Freehold or leasehold design & build basis

Plots from approx 2 to a total of 13 acres

An economic development project from

**SeaChange**  
SUSSEX 

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

# A vibrant, leafy manufacturing area

13-acre site in north-west Hastings, East Sussex - within easy reach of the A21 to London

Capable of accommodating up to 120,000 sq ft of premises and 300 employees across a number of plots

Allocated for Class B1, B2 and B8 employment uses

Bordered by attractive woodland

Set to become a thriving park of growing businesses

Next to the Sussex Exchange restaurant and conference centre

Within a vibrant wider manufacturing community – just 4 miles from Hastings town centre and seafront

Innovation Park project backed by:

- a significant economic development programme
- close university links
- strong business support & networks
- investment in local skills and education





Indicative master plan

#### Innovation Park schedule:

- Road junction & entrance completed - summer 2013
- Site clearance - autumn 2013
- Construction of access road & drainage - summer 2014
- Plot preparation for property development - second half 2014

## Opportunity for your business

The chance to develop premises to your precise spec to support business expansion

From 25,000 up to 120,000 sq ft accommodated across the site - subject to planning consent

Ample space for parking

Opportunity to purchase plots or pre-let premises

Development grants possible for the right high-growth companies

An economic development project from



For the latest on the North Queensway scheme, visit [www.seachangesussex.co.uk/our-programme/north-queensway](http://www.seachangesussex.co.uk/our-programme/north-queensway)

## Location & transport

### Road

The A21 connects Hastings with London and the M25. The A259 links to Brighton, Ashford, the Channel Tunnel, ferry ports and M20.

Address: Queensway, St Leonards, East Sussex TN38.

### Rail

The nearest stations are: Crowhurst (2.7 miles), West St Leonards (3.6 miles), Battle (4.3 miles), St Leonards Warrior Square Station (4.3 miles) and Hastings (4.9 miles) – with regular trains running to several London stations, Ashford and Brighton.

### Air

Gatwick is on a direct rail line to Hastings (from 88 mins) and 62 miles away by road

### Ferry

Hastings is ideally situated for the cross-Channel ferries: Newhaven (31 miles), Dover (52 miles)

### Channel Tunnel

Travel between Hastings and Paris, Brussels or Lille is by train via Ashford International, with frequent trains connecting Ashford to Hastings in 41 mins

MISREPRESENTATION ACT IMPORTANT: These particulars do not constitute either the whole or any part of an invitation, offer or contract in relation to the property described. No employee of Dyer & Hobbis, Cluttons or Bray Fox Smith has authority to make or give any representation or warranty, express or implied, on behalf of any party in relation to the property. Whilst the particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

February 2014



**Richard Harding**  
020 7629 5456  
[richardharding@brayfoxsmith.com](mailto:richardharding@brayfoxsmith.com)

### CLUTTONS

**Chris Broome**  
01273 738 383  
[christopher.broome@cluttons.com](mailto:christopher.broome@cluttons.com)



**Alex Hobbis**  
01424 423626  
[ahobbis@dyerandhobbis.com](mailto:ahobbis@dyerandhobbis.com)