

# THE WATERFRONT

SOVEREIGN HARBOUR  
EASTBOURNE BN23 5UZ

COMMERCIAL PROPERTY TO LET





# DESCRIPTION

The Waterfront boasts an impressive array of Food & Drink, Pamper and Retail outlets aswell as refurbished office suites and benefits from ample free car parking.

## AMENITIES

- Restaurant and cafes
- Retail outlets
- Office suites
- 800+ Berth Marina
- Boat tours
- Free parking
- Fully DDA accessible
- Public Toilets
- 24 Hour CCTV
- On site security

## WHATS GOING ON?

Multiple events take place throughout the year including Christmas Markets, Wellness Weekends, Pop up Food Markets & more exciting experiences.

Visit <https://www.eastbournewaterfront.co.uk/>

# LOCATION

The Waterfront is located within Sovereign Harbour, northern Europe's largest composite marina complex with Eastbourne also being the second largest town in East Sussex.

4 miles from the A27 dual carriageway, 27 miles from Brighton and 50 miles from the M25. Eastbourne also has a direct mainline railway service to London Victoria.

The Waterfront can be reached from the A259 coastal road Pevensey Bay Road – look out for the brown signs 'Sovereign Harbour Village' and follow The Waterfront signs to the car park.

Free parking is available at The Waterfront in two car parks, both with a height restriction of 2.1 metres. The main Waterfront car park holds 350 general parking bays and 20 disabled parking bays; it can be reached from the A259 coastal road – Pevensey Bay Road – look out for the brown signs 'Sovereign Harbour Village' and follow The Waterfront signs to the car park.

The second car park holds 68 general parking bays and is available from Atlantic drive heading towards the rear of The Harvester restaurant and is situated on the left-hand side before reaching the Boatyard and Self store facilities at Sovereign Harbour Marina.

The Waterfront is accessible via bus number 5 and 5a, which runs between Sovereign Harbour North (Via Asda) and Sovereign Harbour South (Beatty Road) from Eastbourne's main town centre and railway station.



# AVAILABLE ACCOMMODATION

Unit	Accommodation	Available	SQ FT (SQM)	RENT (PAX)	Approx. SERVICE CHARGE (PAX)	RATEABLE VALUE (2026)	EPC
<b>Unit 1, The Boatshed</b>	First Floor	Now	225 (21)	£4,500	£1,500	<u>£5,200</u>	<u>D</u>
<b>Unit 2, The Boatshed</b>	First Floor	Now	230 (21)	£4,500	£1,500	<u>£4,600</u>	<u>D</u>
<b>Suite 23, The Waterfront</b>	First Floor	September 2026	463 (43)	£10,750	£1,750	<u>£10,250</u>	<u>D</u>
<b>Suite 24, The Waterfront</b>	First Floor	September 2026	796 (74)	£20,000	£3,000	<u>£17,500</u>	<u>B</u>

Boatshed



Suite 23



Suite 24



Unit 1 Boatshed



Unit 2 Boatshed



# TERMS

## SERVICE CHARGE INCLUDES:

- Site Maintenance
- Building Insurance
- Free parking
- Communal cleaning
- Communal WCs
- Site Security
- Site Signage
- Marketing

Tenants will be liable for applicable utilities and business rates.

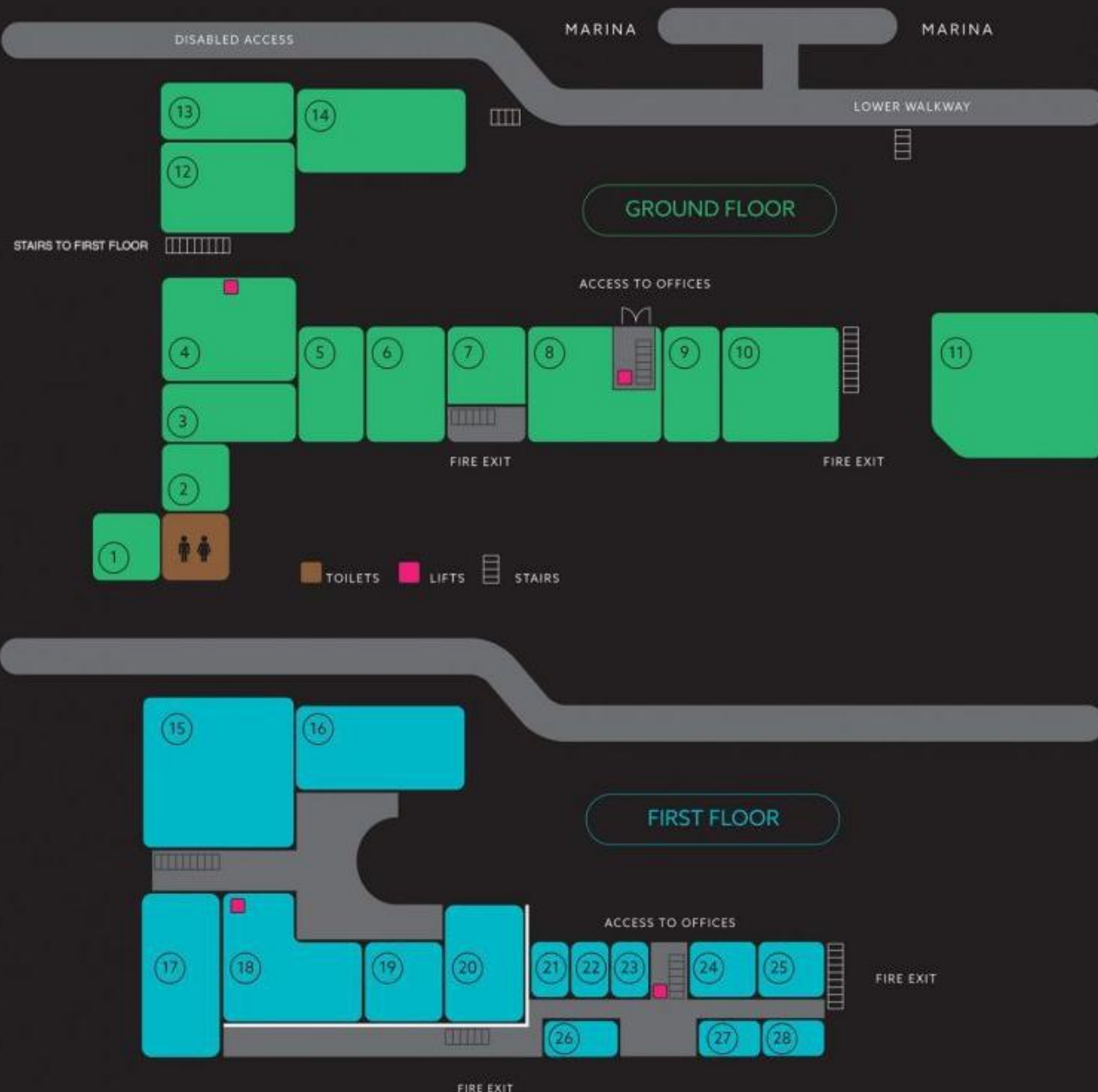
## VAT

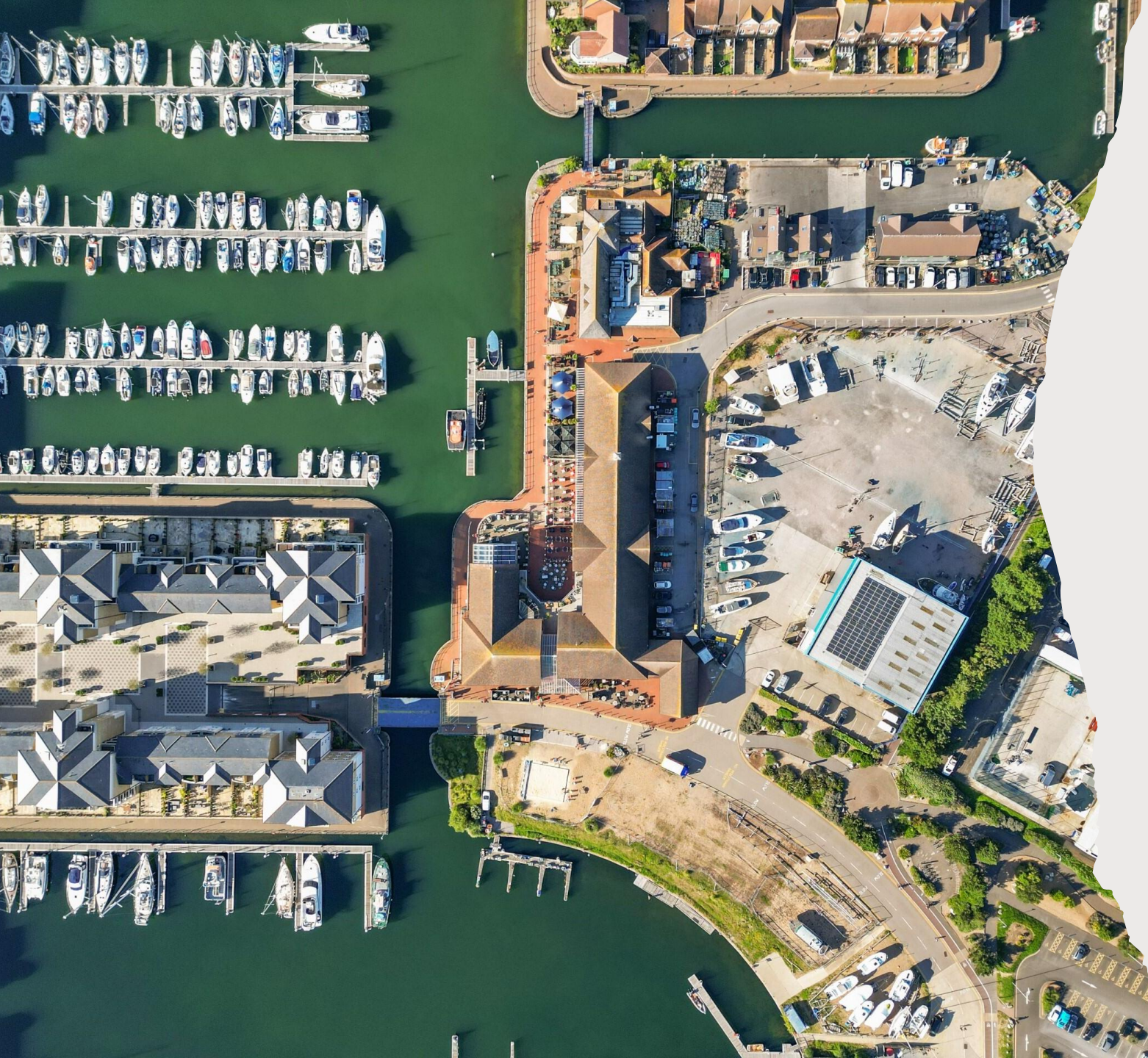
VAT will be chargeable on the terms quoted.

## TENURE

New leases to be agreed.

No direct competing businesses of existing





# CONTACT

For further information or to arrange a viewing please contact sole agents, SHW.

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