

Lot 5, Havelock Place, Priory Quarter, Havelock Road, Hastings, East Sussex TN34 1BG

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Substantial High Quality Office Building
- Total approx. area of 2,277.67 sq m (24,516 sq ft) over Ground to Fifth Floors
- Low capital value psf of £19
- Located within established Priory Quarter business district
- Immediate Asset Management Opportunities
- Of Interest to Owner-Occupiers, Investors and Developers
- Flexible floor plates capable of subdivision
- Close to Hastings Railway Station, East Sussex College and Priory Meadow Shopping Centre

Lot

5

Auction

6th May 2026

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

28 miles south-east of Royal Tunbridge Wells, 70 miles south-east of Central London

Roads

A21, A27, A259, A2101

Rail

Hastings Railway Station

Air

London Gatwick Airport

Situation

Hastings is a well-established coastal town in East Sussex, approximately 70 miles south-east of London, benefiting from good road communications via the A21 to the M25 and the A259 coastal route linking to Brighton and Ashford. The property is situated within the Priory Quarter, the town's principal business district, directly opposite Hastings railway station and close to Priory Meadow Shopping Centre. The location also benefits from a strong educational presence, being close to further and higher education facilities including Sussex Coast College and university campuses.

Tenure

Freehold.

Description

The property comprises a modern, high quality office building arranged over ground and five upper floors benefitting from good natural light and sea views from the upper floors. The building provides flexible accommodation capable of subdivision with contemporary specification including 2 x 8 person passenger lifts, raised floors, suspended ceilings, showers and air conditioning. The property is well suited to multi-let occupation, owner-occupation or alternative asset management strategies, subject to necessary consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Office	299.51	(3,224)	VACANT
First	Office	418.90	(4,509)	
Second	Office	416.71	(4,485)	
Third	Office	421.78	(4,540)	
Fourth	Office	362.70	(3,904)	
Fifth	Office	358.07	(3,854)	
Total		2,277.67	(24,516)	

N.B. The floor areas have been provided by the Seller.

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