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TO LET

INDUSTRIAL WAREHOUSE UNIT: 7,792 SQ FT (724 SQM)

UNIT H1, SWALLOW ENTERPRISE PARK, HAILSHAM, EAST SUSSEX BN27 4EL

NEW LEASE | £61,000 PAX

DESCRIPTION

End of terrace industrial warehouse unit with additional parking and yard space.

The units are of steel frame construction with brick and block to 2.5m and then insulated profile cladding above.

LOCATION

Prominently located off the Golden Cross A22, approximately 1.5 miles west of Hailsham. The A22 provides a direct link to the M23 at Crawley (26 miles to the north) and Eastbourne (8 miles to the south)

TERMS

£61,000 per annum exclusive of other outgoings

VAT

Chargable on terms

ESTATE CHARGE

Pro-rata charge circa £609 per annum plus buildings insurance of circa £930 per annum.

RATES

Rateable Value: £35,750 (Apr 23)

EPC

[C-66](#)

ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse Footprint	4,795	445.5
Mezzanine	2,997	278.4
TOTAL	7,792	723.9



CONTACT

Max Perkins t: 01323 437901 m: 07947 373545 e: mperkins@shw.co.uk

February 2024



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