

The logo for SHW, consisting of the letters 'SHW' in white, bold, sans-serif font, set against a solid orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

A wide-angle architectural rendering of a modern industrial building. The building is long and low-profile with a light grey facade and dark window bands. It is surrounded by a paved parking lot with several vehicles including a red car, a white van, and a truck. There are young trees and landscaped areas around the building. The sky is blue with scattered white clouds.

TO LET

DESIGN & BUILD PRE-LET: 31,430 SQ FT ON 2.19 ACRES

PHASE 6, SWALLOW ENTERPRISE PARK, HAILSHAM, EAST SUSSEX BN27 4EL

RENT: £10.50 - £11 per sq ft

DESCRIPTION

Design and build opportunity on 2.19 acres with a circa 31,430 sq ft unit aswell as a yard area and 78 car parking spaces.

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 to the north and Eastbourne to the south.

TERMS

New lease for minimum of 10 years at £10.50 - £11 per sq ft

VAT

Chargable on terms

ESTATE CHARGE

Pro-rata charge c.£150 per 1,000 sq ft, per annum

RATES

Last phase RV's assessed an averaged £80 p/m2

EPC

Completed units have obtained B ratings



CONTACT

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

Feb 2024



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

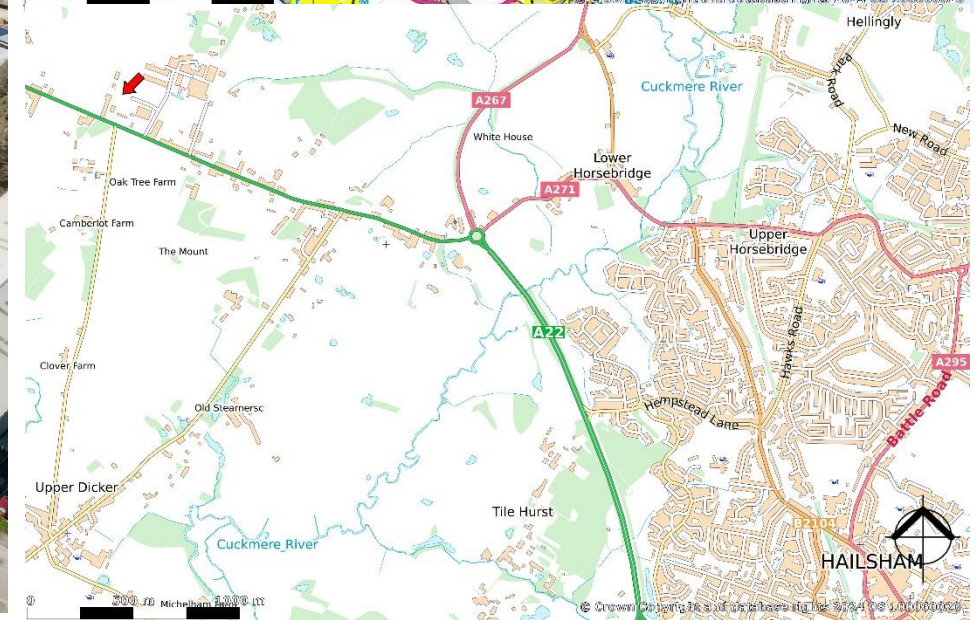
Feb 24

SHW

SHW



Phase 6



CONTACT

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

Feb 2024



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram - SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK