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**TO LET**

**NEW UNITS – MIN OF 1,600 SQ FT + (MERGABLE UP TO 15,000 SQ FT BLOCKS)  
PHASE 5, SWALLOW ENTERPRISE PARK, HAILSHAM, EAST SUSSEX BN27 4EL**

# RENT: £11.50 - £12 PER SQ FT

## DESCRIPTION

Latest phase providing a total of 105,000 sq ft in 7 separate blocks capable of division from 1,600 sq ft upwards. The terraces have the ability to combine multiple units up to 15,000 sq ft. Larger units are also available on a design and build basis.

## 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.

## 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



## TERMS

- £11.50 per sq ft for units over 3,000 sq ft
- £12 per sq ft for units under 3,000 sq ft
- All rents plus VAT
- Lease lengths to be agreed
- Subject to deposits and referencing

## AVAILABILITY (GIA SUBJECT TO MEASUREMENT)

	SQ FT	SQ M
<b>Block C</b>		
C3	2,433	226
C4	2,433	226
<b>Block D</b>		
D1 – u/o	3,251	302
D2 – u/o	1,593	148
D3 – u/o	2,433	226
D4	2,433	226
D5	1,593	148
D6	3,251	302
<b>Block E</b>		
E1	3,035	282
E2	2,024	188
E3	2,024	188
E4	2,024	188
E5	2,024	188
<b>Block F</b>		
F1	3,950	367
F2	2,594	241
F3	2,594	241
F4	2,594	241
F5	3,950	367

Ability to merge units. Further blocks to follow.



## CONTACT

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February 2024



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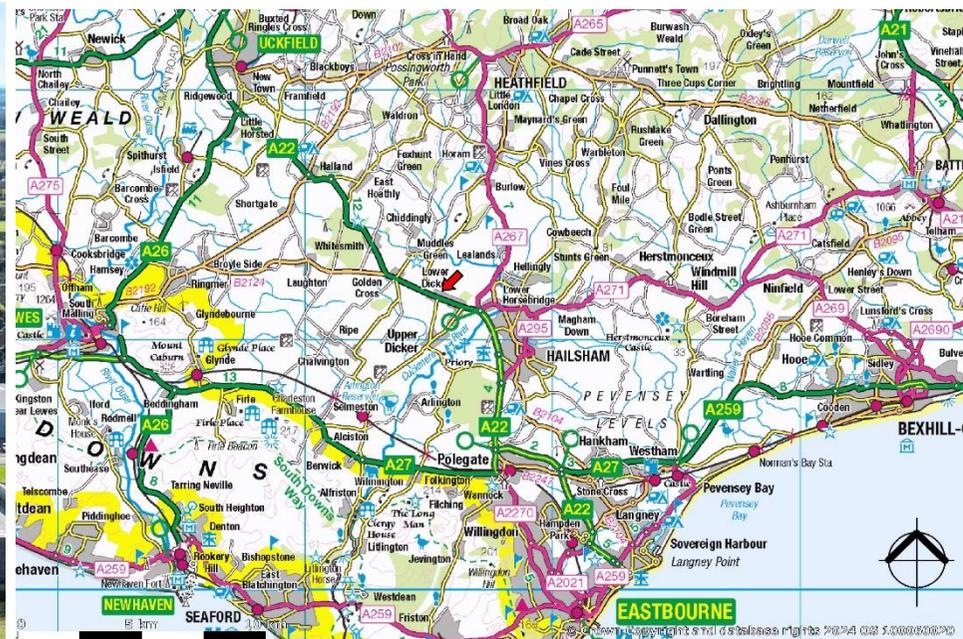
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