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**New Superior Industrial Units - 35,000 sq ft To Let
Single Unit or 3 Separate Adjoining Units
PHASE 6
SWALLOW ENTERPRISE PARK, DIAMOND DRIVE
LOWER DICKER, HAILSHAM BN27 4EL**



LOCATION

Situated on the main A22 London/Eastbourne road being some 8.7 miles southeast of Uckfield, 10.3 miles to the east of Lewes and 12.3 miles to the north of Eastbourne. The Park is close to the A27 giving access to A23/M23, Gatwick airport and the national motorway network. **Vacgen** occupy 36,000 sq ft in the building to the front visible from the A22. Diamond Drive leads from the A22 into the Enterprise Park.

ACCOMMODATION

The superior, quality industrial units at Swallow Enterprise Park are arranged in a number of blocks. Blocks B, C, D, E and F are already constructed and there are units left in Block D and E - *ask for more information*. The units are of steel frame construction with brick & block to 1m and then insulated profile cladding above. There are powder coated aluminium double glazed windows and entrance doors. 1st floor windows are provided.

Phase 6

Ground works currently under construction.



continued

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2. Phase 6 Swallow Enterprise Park, Lower Dicker



Gross internal floor areas per unit subject to measurement

Single unit 35,000 sq ft 3,250 sq m

Alternatively 3 separate units

There will be ample car parking on site together with electric charging points.

Each unit will have a manual insulated roller shutter door, a cloakroom facility with water heater, w.c. & hand basin and a 3-phase electricity supply. There will be no gas on site.

TERMS New 10 year leases with a rent review after 5 years on a normal full rearing & insuring basis subject to rental deposit, references and accounts.

RENTS £11.50 per sq ft per annum.

VAT VAT will be charged on the rent.

RATES Units in already constructed blocks have rateable values averaging as £80 per sq m.

EPC Completed units have obtained Band B ratings.

continued



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Phase 6 Swallow Enterprise Park, Lower Dicker



For further information and plans
contact agents

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