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TO LET

NEW UNITS: MIN OF 2,045 SQ FT + (MERGABLE UP TO 6,135 SQ FT)

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 avaialble 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 route 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 (APPROX SUBJECT TO MEASUREMENT)

	SQ FT	SQ M
Block C		
C4	2,475	229.93
Block E		
E1	3,050	283.34
E2	2,045	189.98
E3	2,045	189.98
E4	2,045	189.98
Block F		
F2	2,588	240.48
F3	2,588	240.48

Ability to merge units. Further blocks to follow.

Car parking spaces are allocated 1 per 40 sq metres of accomodation leased.



CONTACT
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April 2025

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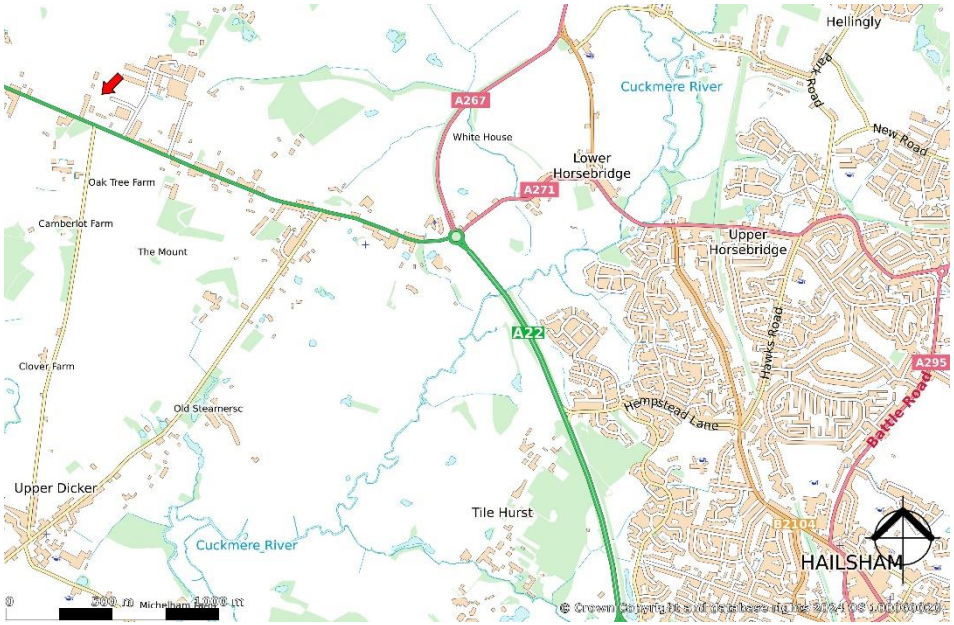

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