



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Superior Industrial Unit To Let
Ideal Small Business
UNIT J9
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 Swallow Enterprise Park is close to the A27 giving access to A23/M23, Gatwick airport and the national motorway network. Vacgen and Flova occupy buildings to the front visible from the A22. Diamond Drive leads from the A22 into the Park - see plan. This unit is part of a terrace being next to EWS Welding Supplies and Murray & Yeatman.

ACCOMMODATION

The property comprises a good modern unit of steel frame construction with brick & block to ~2m + insulated profile sheeting above and to the roof. There is good natural light from translucent roof panels together with extra glazed panels in the front elevation.



Depth 34' 9" (10.6m)

Internal width 45'3" (13.8m)

Gross internal floor area

1,572 sq ft (146.0 sq m)

Eaves height front 21' (6.4m)

Eaves height rear 26'9" (8.2m)



Electric insulated roller shutter door
13'6" [w] x 14'3" [h] (4.1m x 4.3m).

Hi bay LED lighting. This unit has previously been used for storage by another occupier on the Estate so no cloakroom or tea station facility was originally installed. These facilities will be added before a new letting is completed.

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

■
Fax
01825 76 11 44

■
Email
info@lawsoncommercial.co.uk

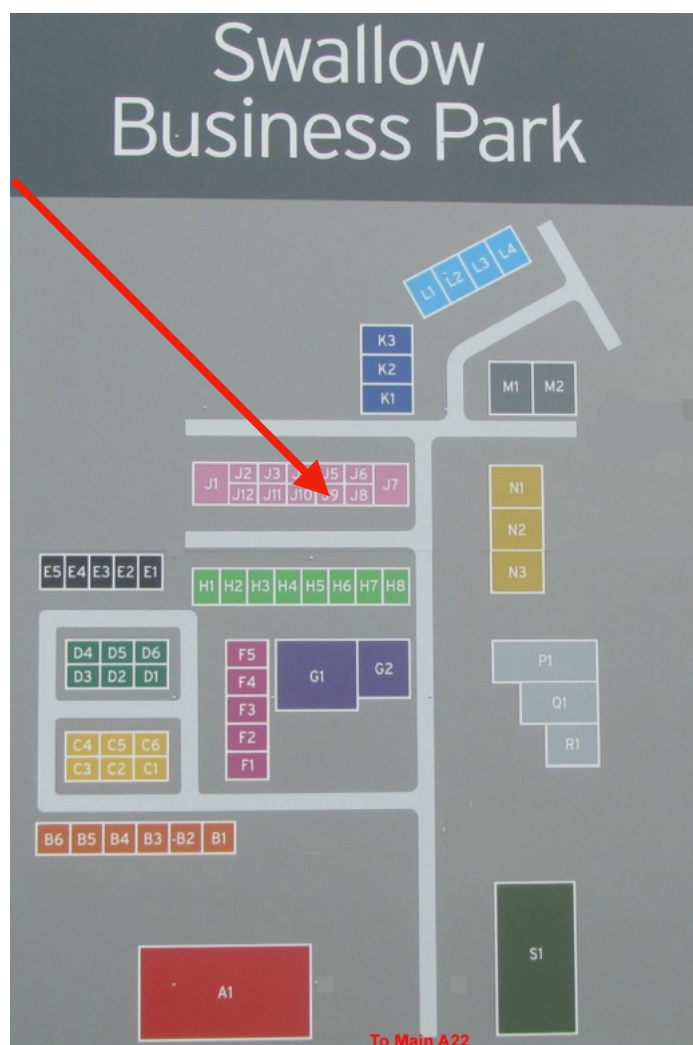


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2.	J9 Swallow Enterprise Park, Lower Dicker
Outside	There are 3 car parking spaces allocated to this unit.
TERMS	New full repairing and insuring lease for a term of 5 years or 10 years with a review after 5 years.
RENT	£17,325 per annum exclusive of rates.
RATES	Local Authority: Wealden Rateable value : £16,250 SBR (26/27): 43.2p
VAT	VAT will be charged on the rent.
SERVICE CHARGE	A service charge will be levied for maintenance of common areas - currently £160 per annum per 1,000 sq ft.
EPC	Energy performance certificate Band B (50).
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.

262508



To Main A22

continued



Accred. No. A6545



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. J9 Swallow Enterprise Park, Lower Dicker

