



SHW

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TO LET

NEW UNITS – 13K SQ FT & 21K SQ FT

UNITS G1 & G2 SWALLOW ENTERPRISE PARK, HAILSHAM, EAST SUSSEX BN27 4EL

RENT: £11 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.

ACCOMODATION (GIA SUBJECT TO MEASUREMENT)

	SQ FT	SQ M
G1	21,280	1,976
G2	13,272	1,232

Smaller units available in Blocks C, D, E & F

TERMS

- £11 per sq ft plus VAT
- New 10+ year leases
- Subject to deposits and referencing

ESTATE CHARGE

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

RATES

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

EPC

Completed units have obtained B ratings



CONTACT

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February 2024



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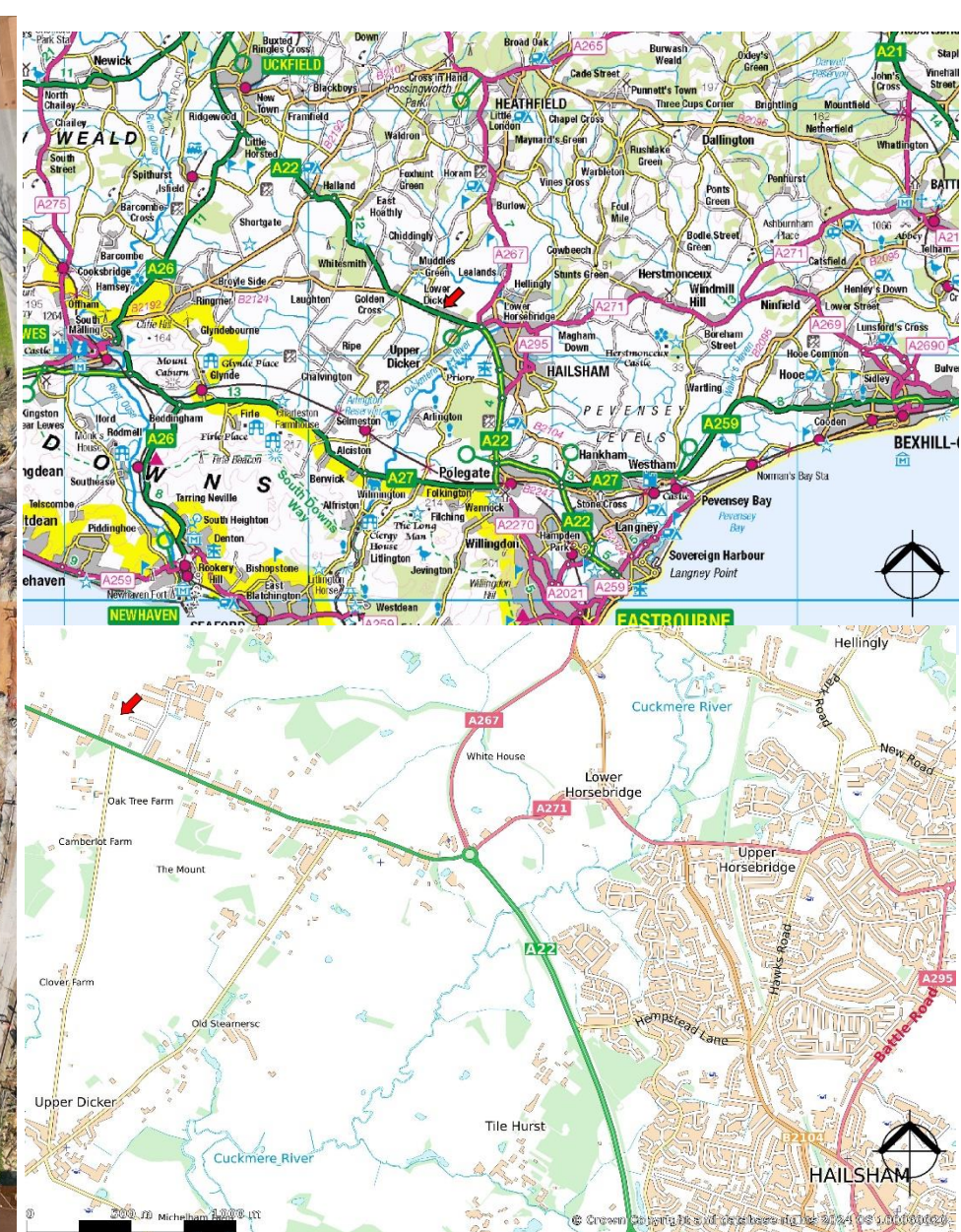


Instagram – SHW Property

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Feb 24



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