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**TO LET**

**INDUSTRIAL WAREHOUSE UNIT: 4,802 SQ FT (446 SQM)**

**UNIT H1, SWALLOW ENTERPRISE PARK, HAILSHAM, EAST SUSSEX BN27 4EL**

# NEW LEASE | POA

## DESCRIPTION

End of terrace industrial warehouse unit with additional parking and yard space.

The units are of steel frame construction with brick and block to 2.5m and then insulated profile cladding above.

## 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 (26 miles to the north) and Eastbourne (8 miles to the south)

## TERMS

On application

## VAT

Chargeable on terms

## ESTATE CHARGE

Pro-rata charge circa £609 per annum plus buildings insurance of circa £930 per annum.

## RATES

[Rateable Value: £35,750 \(Apr 23\)](#)

## EPC

[C-66](#)

## ACCOMMODATION

	SQ FT	SQ M
Warehouse Footprint	4,802	446.18



## CONTACT

Max Perkins t: 01323 437901 m: 07947 373545 e: mperkins@shw.co.uk

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