

Swallow Business Park
Hackhurst lane
Lower Dicker
Hailsham
East Sussex
BN27 4BW

Pre-Let enquiries sought for
New Units from 6,000-160,000 sq
ft (557-14,864 sqm) to be
constructed

To Let

CGI of Unit M
– (36,000 sq ft currently Under Offer)



making property work



Location

The site is prominently located with direct access to the A22, approximately 1.5 miles west of Hailsham. The A22 provides a direct link to the M23 at Crawley (approximately 26 miles to the north) and Eastbourne (approximately 8 miles to the south). In addition the recently improved A27 offers good direct access to Brighton to the west and the A23/M23.

The property is within easy distance of the A27, which in turn gives access to the A23/M23. Gatwick Airport and the national motorway network.

Terms

Design and build packages on units from 6,000 sq ft upwards are available. Units are available To Let on new leases.

Rent

Units available from £8.00 psf depending on specification.

Viewing

By appointment with the agents.

Viewing

For further information, email details or to arrange an inspection, please contact sole agents:
Jason Roberts: 01323 438460, Email: jroberts@shw.co.uk
Tim Hardwicke: 01293 441305, Email: thardwicke@shw.co.uk

Description

The site extends to 23.82 acres (9.64 ha) and is suitable to a variety of uses. Construction has commenced on Phase 2, 50,000 sq ft of units from 1,200 sq ft upwards.

The opportunity exists for new units to be constructed for specific occupier's requirements from 6,000-80,000 sq ft.

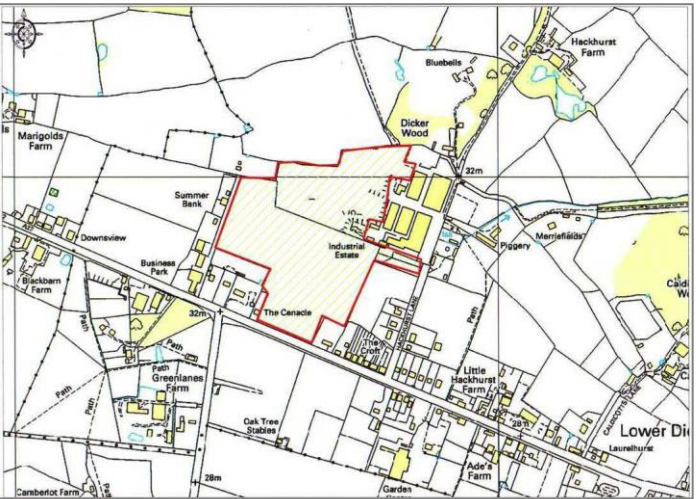
36,000 sq ft currently under offer.

Legal Costs

Each party is to be responsible for their own legal fees.

VAT

VAT will be chargeable on the terms quoted.



Indicative Scheme Layout