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## Swallow Business Park, off A22, nr Hailsham, East Sussex, BN27 4BW Price on Application



### Proposed New Industrial Units For Sale / To Let From 120 sq m to 3,000 sq m

The site is situated approximately 1.5 miles west of Hailsham and will benefit from direct access off the A22, which in turn provides a direct link to the M23 at Crawley (approximately 26 miles to the north) and Eastbourne (approximately 8 miles to the south).

The proposed units will range in size from 120 sq m to 3,000 sq m and can be designed and built to individual requirements.

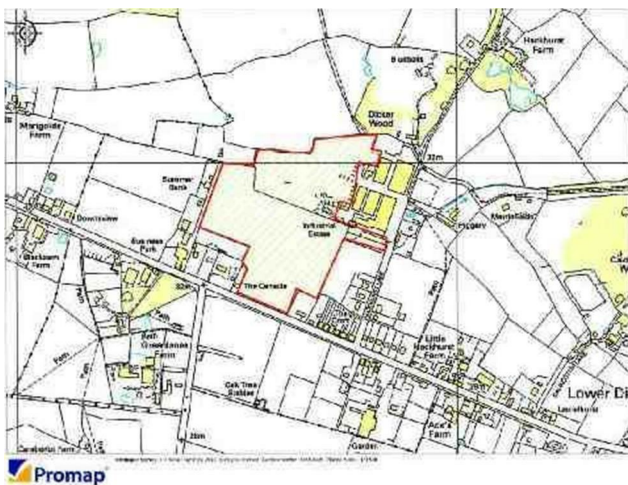


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## Swallow Business Park, off A22, nr Hailsham, East Sussex, BN27 4BW

The site provides a total area of 9.64 Ha (23.82 acres). Part of the property benefits from planning consent for the erection of industrial and warehouse buildings totalling 14,829 sq m (159,618 sq ft) within classes B1, B2 and B8 with 234 car and 60 cycle spaces. The development adjoins the existing Hackhurst Lane Industrial Estate with access being provided via the existing estate road. A condition of the planning consent is that the new development will be accessed via a new road directly from the A22.



### Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Consideration may be given to sales.

### Rent/Price

On Application

### VAT

VAT will be chargeable on these units

### Legal Costs

Each party is to be responsible for their own legal costs

### Viewing

Strictly by prior appointment with Ross & Co.

