

**Swallow Enterprise Park, Diamond Drive, Lower Dicker, Hailsham,  
BN27 4EL  
Rent - £8.00 per sq ft**



**INDUSTRIAL AND WAREHOUSE UNITS - TO LET  
From 1,571 sq ft (146 sq m) upwards**

The site is prominently situated approximately 1.5 miles west of Hailsham, with direct access off the A22. This in turn provides a direct link to the M23 at Crawley (approximately 26 miles to the north), Eastbourne (approximately 8 miles to the south) and Brighton (approximately 24 miles).

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

Phase II, which is currently under construction, will provide approximately 50,000 sq ft. Larger units could be accommodated elsewhere on the site on a pre-let basis. Subject to planning.

# Swallow Enterprise Park, Diamond Drive, Lower Dicker, Hailsham, BN27 4EL



## UNIT H - total 2,519 sq m

1. 447 sq m (4,811 sq ft)
2. 295 sq m (3,175 sq ft)
3. 295 sq m (3,175 sq ft)
4. 295 sq m (3,175 sq ft)
5. 295 sq m (3,175 sq ft)
6. 295 sq m (3,175 sq ft)
7. 597 sq m (6,426 sq ft)

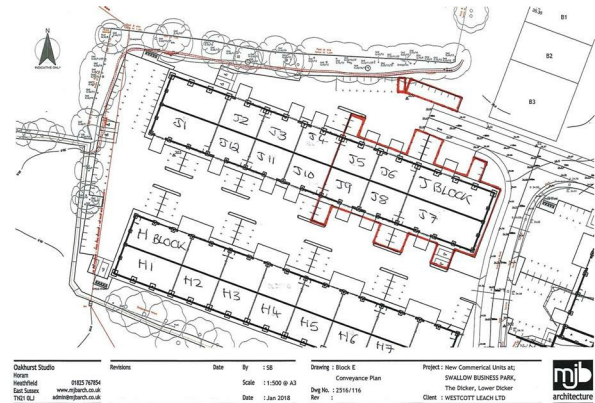
## UNIT J - total 2,504 sq m

1. 447 sq m (4,811 sq ft)
2. 146 sq m (1,571 sq ft)
3. 146 sq m (1,571 sq ft)
4. 146 sq m (1,571 sq ft) LET
5. 146 sq m (1,571 sq ft) LET
6. 146 sq m (1,571 sq ft) LET
7. 597 sq m (6,426 sq ft) LET
8. 146 sq m (1,571 sq ft) LET
9. 146 sq m (1,571 sq ft) LET
10. 146 sq m (1,571 sq ft) LET
11. 146 sq m (1,571 sq ft) LET
12. 146 sq m (1,571 sq ft)

## UNITS N - total 1,037 sq m

1. 295 sq m (3,175 sq ft)
2. 295 sq m (3,175 sq ft)
3. 447 sq m (4,811 sq ft)

## Site Plan



## Rent

£8.00 per sq ft (plus VAT)

## Terms

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

## Rates

To be assessed

## 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.

**Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)**

*Please Note: Ross & Co prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).*