

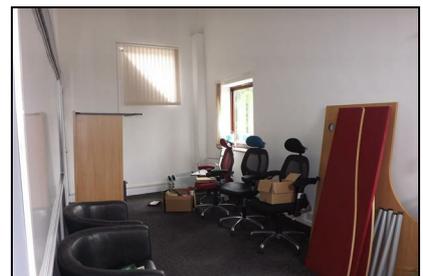
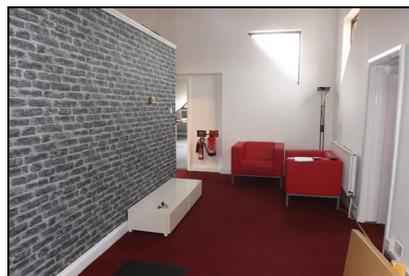
## 1, Swan Business Centre, Hailsham, East Sussex, BN27 2BY £760 pcm (all inclusive)



### 3 Office Suites - TO LET

Hailsham is an historic market town situated on the A22 9 miles north of Eastbourne and conveniently situated for easy access to many major surrounding towns including Brighton, Hastings and Tunbridge Wells. In addition there is good road access via the A22/A27 to the surrounding road network. The Swan Business Centre is situated off Station Road, to the south of the town centre and a short distance from the busy High Street.

This is a unique building with clock tower feature constructed to a high specification with brick and clad elevations under dual pitched roofs and offers a high quality work environment on a quiet development on the outskirts of Hailsham.



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Valuations & Surveying Services • Planning & Development

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### ACCOMMODATION

The premises provides the following accommodation of approximately 650 sq ft

#### Reception Area 21'9 x 9 (6.63m x 2.74m)

195 sqft approx

#### Office 1 12'1 into eaves x 22'2 (3.68m into eaves x 6.76m)

267 sq ft into eaves

#### Office 2 21'9" x 8'0" (6.63m x 2.44m)

188 sq ft approx

#### Shared Kitchen 11' x 8 (3.35m x 2.44m)

#### Shared WCs Men / Women

#### Rent

£760 per calendar month inclusive (excluding telephone and internet) plus VAT

#### EPC

#### Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

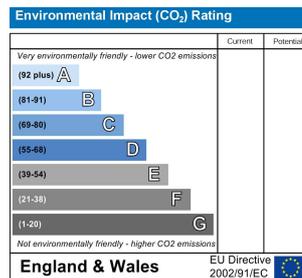
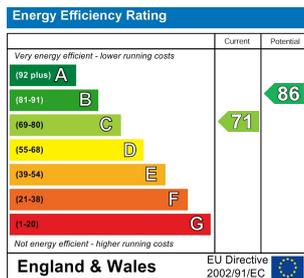
#### Viewing

Contact Amanda or Jackie on 01323 841814

[amanda.west@rossandco.co.uk](mailto:amanda.west@rossandco.co.uk)

[jackie.neen@rossandco.co.uk](mailto:jackie.neen@rossandco.co.uk)





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