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**Available Summer 2023**  
**New Superior Industrial Units**  
**BLOCKS B & C, PHASE 5**  
**SWALLOW ENTERPRISE PARK, DIAMOND DRIVE**  
**LOWER DICKER, HAILSHAM BN27 4EL**



### LOCATION

Situated on the main A22 London/Eastbourne road being some 8.7 miles southeast of Uckfield, 10.3 miles to the east of Lewes and 12.3 miles to the north of Eastbourne. The Park is close to the A27 giving access to A23/M23, Gatwick airport and the national motorway network. **Vacgen** occupy 36,000 sq ft in the building to the front visible from the A22. Diamond Drive leads from the A22 into the Enterprise Park. Other occupiers include **My Bathrooms, Identity** and **B Gow Roofing**.

### ACCOMMODATION

These superior, quality industrial units are to be arranged in a number of blocks, the first two to be constructed being Blocks B & C. They are of a different design to those in Phase 2 having extra windows on the front elevation to provide increased natural light.

### High Specification

The units are of steel frame construction with brick & block to 1m and then insulated profile cladding above. There is 80mm of insulation on the elevations and 140mm of insulation on the roof together with 15% roof lights.

There are powder coated aluminium double glazed windows and entrance doors. 1st floor windows have been provided.

### Block Gross internal floor areas per unit

#### Block B

3 units	2,024 sq ft	188 sq m
2 units	3,057 sq ft	284 sq m

#### Block C

2 units	3,294 sq ft	306 sq m
2 units	1,636 sq ft	152 sq m
2 units	2,476 sq ft	230 sq m

continued

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## 2. Phase 5 Swallow Enterprise Park, Lower Dicker

### To Follow Gross internal floor areas per unit

#### Block D

2 units	3,294 sq ft	306 sq m
2 units	1,636 sq ft	152 sq m
2 units	2,476 sq ft	230 sq m

#### Block E

1 unit	3,057 sq ft	284 sq m
2 units	2,045 sq ft	190 sq m
3 units	2,024 sq ft	188 sq m

#### Block F

2 units	3,961 sq ft	368 sq m
3 units	2,626 sq ft	244 sq m

**Block G1** 21,324 sq ft 1,981 sq m

**Block G2** 13,412 sq ft 1,246 sq m

There will be ample car parking on site together with electric charging points.

Each unit will have a manual insulated roller shutter door, a cloakroom facility with water heater, w.c. & hand basin and a 3-phase electricity supply. There will be no gas on site.

### Available to let

**Units can be combined to give larger floor areas**

**TERMS** New 10 year leases with a rent review after 5 years on a normal full rearing & insuring basis.

**RENTS** For units under 3,000 sq ft the rents will be £12 per sq ft per annum and for units over 3,000 sq ft the rents will be £11.50 per sq ft per annum.

**VAT** VAT will be charged on the rent.

For further information  
contact agents

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Accred. No. A6545



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continued

### 3. Phase 5 Swallow Enterprise Park, Lower Dicker



continued

4. Phase 5 Swallow Enterprise Park, Lower Dicker

