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Superior Industrial Unit - End-of-Terrace
7,792 sq ft To Let
UNIT I BLOCK H
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 Swallow Enterprise 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 Park. This unit forms part of a modern, high quality block of units, being end-of-terrace and immediately next to **Mark Ratcliffe Removals** and opposite **Loco Skate Shop**. In the same terrace are **Murray & Yeatman, Willow Interiors** and **Sussex Biologicals**.

ACCOMMODATION

The premises comprise a high specification modern unit of steel frame construction with brick & block to ~2m + insulated profile cladding above and to the roof. There is 80mm of insulation on the elevations and 140mm insulation to the roof together with 15% translucent roof panels. The unit benefits from a large L-shaped mezzanine + 3-phase power & LED lighting throughout.

Depth	70'	(21.3m)
Internal width	68'6"	(20.9m)
Gross internal floor area	4,795 sq ft	(445.5 sq m)

Eaves height	19'6"	(5.9m)
Apex height	27'	(8.2m)
Height under mezzanine	7'9"	(2.4m)

The unit has a manual insulated roller shutter door 13'3" [w] x 14'9" [h] (4m x 4.5m).

Hi bay LED lighting



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Under the mezzanine are a kitchenette, 4 office/stores/workshops, 2 cloakrooms one being disabled compliant + additional storage areas some with restricted height.

L-shaped mezzanine

Accessed via 2 stairs:

28'9" x 68' (8.8m x 20.7m) + 27'3" x 38'3" (8.3m x 11.7m)

2,997 sq ft (278.4 sq m)



Divided into a number of areas + a kitchenette & cloakroom.

Total useable area
2,403 sq ft (223.2 sq m)

Total Overall Floor Area 7,792 sq ft (723.9 sq m)

Outside	There are 11 car parking spaces allocated to this unit.	
TERMS	New 5 or 10 year full repairing and insuring lease.	
RENT	£67,750 per annum exclusive of rates.	
RATES	Local Authority: Wealden Rateable value : £35,750	SBR (23/24): 49.9p
VAT	VAT will be charged on the rent.	
Service Charge	A service charge will levied for maintenance & insurance of common areas currently £690 + VAT per annum.	
EPC	Energy performance certificate Band C (66).	
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.	

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continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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