



## Unit 7 Swan Business Centre

Station Road, Hailsham, BN27 2BY

### Modern Industrial Unit Available – Leasehold Interest for Sale

**142.50 sq m**  
(1,533.86 sq ft)

- Long leasehold interest available
- Quality offices to first floor
- Centrally heated
- Electric roller shutter door plus door entry security system
- Established trading estate

# Unit 7 Swan Business Centre, Station Road, Hailsham, BN27 2BY

## Summary

Available Size	142.50 sq m
Price	Offers from £135,000 The premises are held under the terms of a long leasehold interest. Offers sought in the region of £135,000.
Rateable Value	£12,750
Car Parking	Loading and parking to the front with additional car parking in the car park at the entrance to the site.
EPC Rating	D

## Description

The estate comprises a number of modern business units, mainly for light industrial and office use. The site offers good security having a gated entrance. Occupiers at the development include Juniper Roofing, Oasis windows and Apex Prime Care.

Unit 7 consist a modern terraced industrial unit. It is arranged as production area/workshop to the ground floor with quality offices at first floor. It benefits from gas central heating throughout, two separate cloakrooms, modern kitchen area, electric roller shutter door and door entry system. In more detail the premises are arranged as follows:

Warehouse internal width 13.3m (43' 6") x depth 6.5m (21' 3") overall 86.5 sq m (924 sq ft) within this space has been created 2 cloakrooms plus kitchen area.

Electric roller shutter door width 3.0m x height 3.6m.

First floor overall 56.0 sq m (599 sq ft) comprising a bright modern office suite being triple aspect and fitted with carpet, ceiling lighting, radiators and eaves storage and having part limited height.

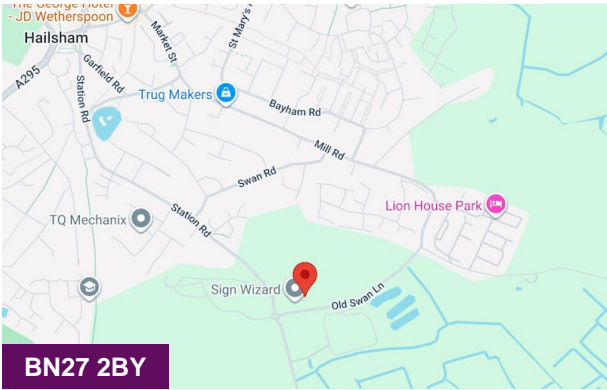
Total usable area 142.5 sq m (1,523 sq ft).

The premises are held under the terms of a long leasehold interest. Offers sought in the region of £135,000.

The Head Lease is dated 13 November 1981 for a term of 99 years, therefore expiring 12 November 2080 (approximately 55 years unexpired). The ground rent payable is £980.45 (plus VAT) per quarter . The Freeholder is Wealden District Council. A copy of the Head Lease is available upon request.

## Location

Swan Business park is located just off Station Road with direct access to Hailsham town centre. There is also access via Saltmarsh Lane and Ersham Road to Eastbourne.



## Viewing & Further Information



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