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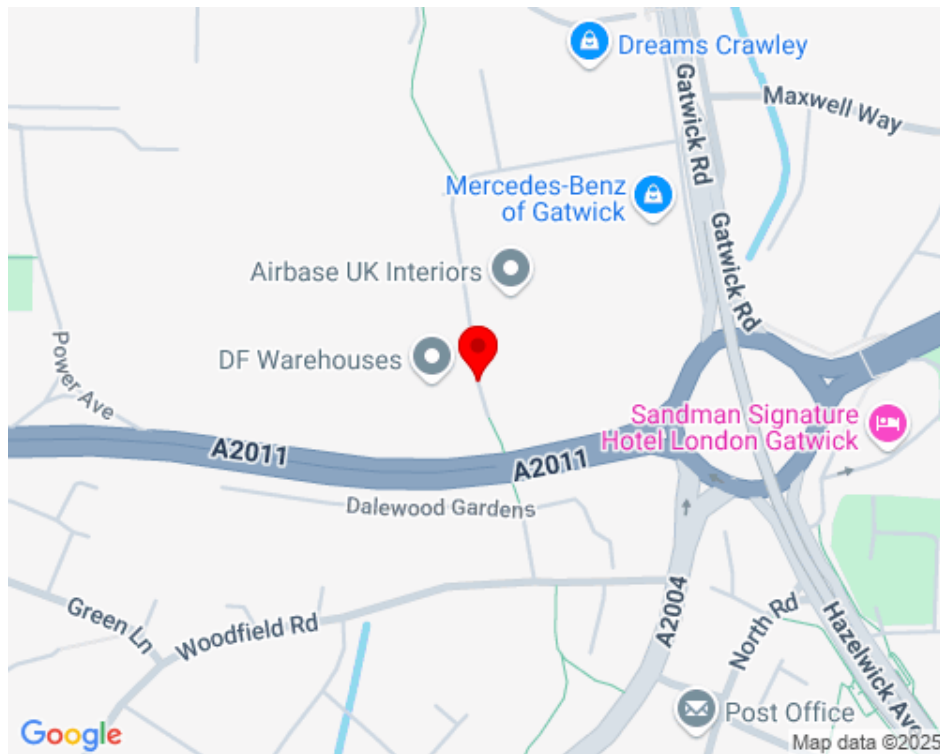
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Unit A Woolborough Lane Industrial Estate, Crawley RH10 9AG

TO LET: DETACHED INDUSTRIAL UNIT - 45,934 SQ FT (4,267 M2)

# LOCATION



Crawley is located approximately 29 miles south of Central London benefiting from excellent transport communications and is strategically located approximately 3 miles to the south of Gatwick Airport, 2 miles from Junctions 10 and 11 of the M23 Motorway.

The property is situated in Woolborough Lane, a cul-de-sac to the south east corner of Manor Royal, the main industrial area in Crawley. Woolborough Lane is accessed from Gatwick Road, being just 1.5 miles from Junction 10 of M23.

[Site Plan - click here to download](#)

## Description

Unit A has undergone a comprehensive refurbishment.

The property comprises a detached unit with two storey office and welfare facilities to the front. There is a self-contained car park to the north elevation providing a minimum of 70 spaces and a secure loading yard to the front.

The warehouse comprises a three bay steel portal frame structure with a minimum height to haunch of 8m and is easily accessible via 5 new loading doors.

## Key Features

- Fully refurbished detached unit with secure loading yard
- 3 level access doors / 2 dock level doors
- 8m minimum eaves height
- Minimum 70 car parking spaces
- New male & female WCs & showers
- 4 EV charging points

## Accommodation

Warehouse: 41,207 sq ft (3,828 m2)

Ground Floor Reception/Welfare: 2,114 sq ft (196 m2)

First Floor Offices: 2,613 sq ft (243 m2)

**Total: 45,934 sq ft (4,267 m2)**

## Lease Terms

Available for immediate occupation on a new full repairing and insuring lease for terms to be agreed, at a rent of £14.25 psf.

## Business Rates

To be assessed.

## EPC

Rating 'B' and BREEAM: 'Very Good'.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Joint Agents Graves Jenkins & JLL.

**Graves Jenkins - 01293 401040**

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