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Colas HQ, Wallage Lane, Rowfant, Crawley, RH10 4NF  
13 ACRE BROWNFIELD SITE SUITABLE FOR REDEVELOPMENT



# LOCATION



The site is situated in Rowfant off Wallage Lane, approximately 0.3 miles from the junction with Turners Hill Road. Crawley town centre is approximately 3.5 miles to the east.

Junction 10 of the M23 is just 3.5 miles to the north providing motorway access to London Gatwick Airport and the M25, and south, via M23/A23 to Mid Sussex and Brighton. Use postcode RH10 4NF.

## Description

A commercial site of approximately 13 acres (5.3ha) which for many years has been owned and occupied by Colas Limited. The accommodation comprises a variety of industrial/warehouse, storage units and offices totalling approximately 60,000 sq ft, together with extensive open storage areas and two houses.

A brownfield site of approximately 13 acres, currently occupied by our Client, Colas Limited and comprising a variety of industrial buildings, an office building and extensive yard/external storage areas. Included within the site there is also a detached house (Woodlands) with extensive grounds, the former Rowfant Station House (Rose Cottage) and the former Rowfant Station.

## Key Features

- Suitable for redevelopment (STP)
- Pre-app with MSDC
- Possible short term leaseback

## MSDC Pre App Email

MSDC Pre App Enquiry Email - [click here to download](#)

## Accommodation

The total gross floor area of buildings on site extends to approximately 60,000 sq ft (5,574 m<sup>2</sup>).

## Amenities

- Rarely available freehold site
- Suitable for redevelopment STP
- B1, B2, B8 activities on site
- Situated within 3.5 miles of M23 (Junction 10)
- Pre-app discussions with MSDC - details on application
- Two former houses also on site
- Phase 2 Environmental & Geotechnical report available
- Dataroom available - on application

## Site Plan

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

## Tenure

**Freehold** with vacant possession upon completion.

**Offers are invited in excess of £8.5m**

**N.B.** The vendor may be prepared to take a short term leaseback on a small part of the site to 12/2022 on completion, on terms to be agreed. Further information on application.

## Town Planning

Pre-application advice has been provided by Mid Sussex District Council in relation to the possibility of redevelopment for both residential and commercial schemes. Further details available on application.



## Method of Sale

**Offers are invited** for the freehold interest on an unconditional basis.

The vendor reserves the right not to accept the highest or any offers received.

## Commercial Plan

Commercial Option Plan - [click here to download](#)

## Residential Plan

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

## VAT

VAT will be payable on the price

## Legal Fees

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

## Viewing Arrangements

Strictly by prior appointment through Joint Agents. All site visits to be accompanied.

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### **Fairhurst Buckley**

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