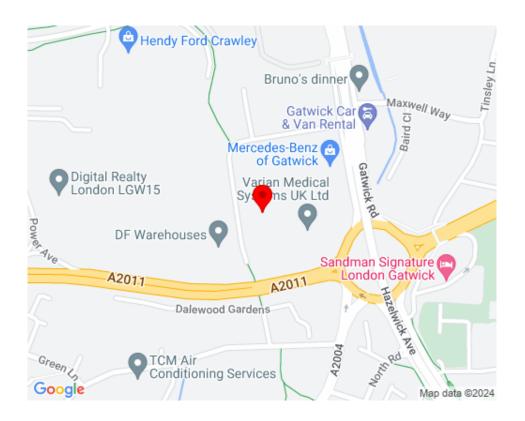






# LOCATION



Woolborough Lane is located off Gatwick Road, on the Manor Royal Business District.

Gatwick Airport is 1 mile to the north and the units benefit from excellent access to the M23 and M24 motorway networks.

# Description

Industrial/warehouse accommodation of steel portal frame construction with clad elevations and roof. Available as a whole or divided, each unit benefits from electric loading doors, translucent roof lights, loading and parking.

There are ground floor offices and WCs within each unit.

## Key Features

- Secure yard
- 6m clear eaves height
- Electric loading doors
- Quality offices with suspended ceilings
- LG3 lighting
- Male, female and disabled WCs
- New showers
- 98 car parking spaces (1:463 sq ft)

### Accommodation

Unit C1 - LET

W/H:13,386 sq ft (1,244 sq m) Office: 1,760 sq ft (164 sq m) Total: 15,146 sq ft (1,408 sq m)

Unit C2 - AVAILABLE

W/H: 14,350 sq ft (1,333 sq m) Office: 745 sq ft (69 sq m) Total: 15,095 sq ft (1,402 sq m)

#### Unit C3 - UNDER OFFER

W/H: 6,777 sq ft (630 sq m) Office: 768 sq ft (71 sq m) Total: 7,545 sq ft (701 sq m)

#### Unit C4 - AVAILABLE

W/H: 6,811 sq ft (633 sq m) Office: 781 sq ft (72 sq m) Total: 7,592 sq ft (705 sq m)

#### **Overall Total**

W/H: 41,324 sq ft (3,839 sq m) Office: 4,054 sq ft (377 sq m) Total: 45,378 sq ft (4,216 sq m)

### Terms

New full repairing and insuring leases are available on rental terms to be agreed, at a rent of £14.50 psf.

### **EPC**

Rating 'A'

### **Business Rates**

To be assessed

# 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 Stephen Oliver 07786 577323 oliver@graves-jenkins.com

David Bessant 07767 422530 bessant@graves-jenkins.com

#### JLL

Tim Clement 07970 092974 tim.clement@eu.jll.com

Qas Akhtar 07756 201036 qas.akhtar@eu.jll.com

























Stephen Oliver

01293 401040 07786 577323 oliver@graves-jenkins.com



David Bessant

01293 401040 07767 422530 bessant@graves-jenkins.com



CRAWLEY OFFICE

Crow Place 17 Brighton Road Crawley West Sussex RH10 6AE