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61-63 Gatwick Road, Crawley, RH10 9RD

RARE SALE & LEASEBACK INVESTMENT OPPORTUNITY ON PRIME SHOWROOM / WAREHOUSE UNIT

# LOCATION



## Description:

The building extends to approx. 20,033 sq ft GIA and comprises three main sections which have been combined internally to create a single purposefully adapted open plan showroom unit. The property is currently operational and occupied by Super Bike Factory Limited under Use Class E for retail purposes. The original units were constructed and operated as a warehouse unit with a 2-storey extension erected to the side more recently. In January 2025, the existing tenant completed a comprehensive refurbishment, entirely refreshing the showroom and secure rear yard. The ground and first floor elevation has a curtain wall glazed frontage with a canopied feature entrance towards the centre of the building and a 'staff' / secondary access to the right-hand side. The showroom comprises the majority of the ground floor, which is predominately open plan, and has a clear working height of between 4–5m. At the rear of the unit, there are two ground floor electric roller shutter doors used for loading and unloading motorcycle stock as well as a pedestrian access. The first floor provides extensive office accommodation across the front as well as a front to back mezzanine level which is currently used for parts storage, also benefiting from an external roller shutter door which is accessible via a forklift from the yard. There is also a section below the mezzanine which is currently used as a bespoke parts store / office. A secure yard to the rear of approx. 0.14 acres allows for 18x dedicated car parking spaces (possibly more if double parked), with additional extensive communal car parking at the front of the building.

## Price:

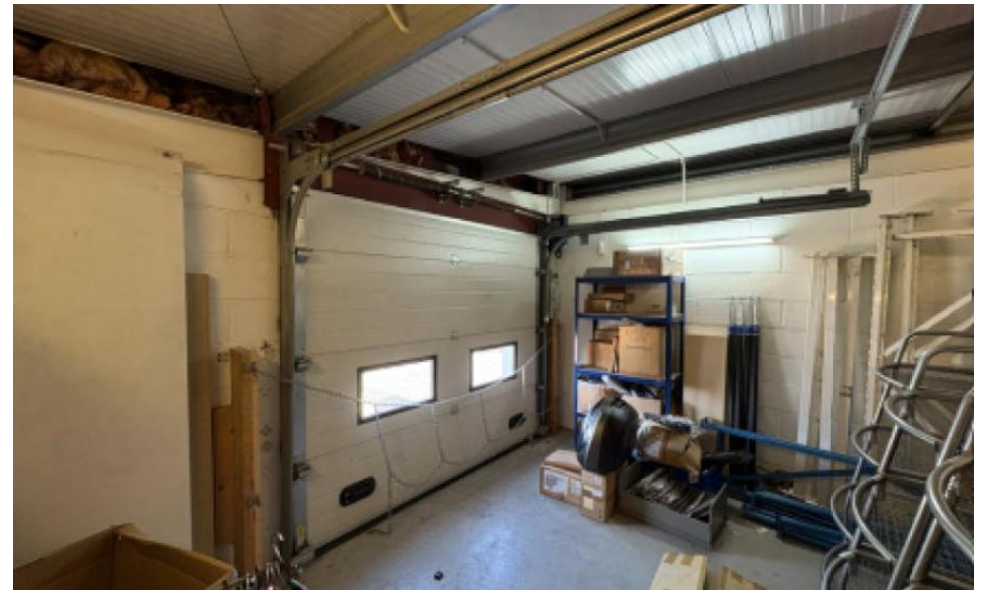
Offers in the region of £2,850,000















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