

UNIT A

WOOLBOROUGH LANE INDUSTRIAL ESTATE

Woolborough Lane, Crawley, West Sussex **RH10 9AG**



TO LET

45,934 sq ft (4,267 sq m)

FULLY REFURBISHED DETACHED UNIT WITH SECURE LOADING YARD



ACCOMMODATION

	sq ft	sq m
Industrial / Warehouse	41,207	3,828
Ground Floor Reception /Welfare	2,114	196
First Floor Offices	2,613	243
TOTAL	45,934	4,267

All measurements are GIA.

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.



AMENITIES

- DETACHED UNIT WITH SECURE LOADING YARD
- MINIMUM 70 SECURE CAR SPACES
- 3 LEVEL ACCESS DOORS
- 2 DOCK LEVEL DOORS
- NEW MALE AND FEMALE WC'S AND SHOWERS
- LED PIR LIGHTING (WAREHOUSE)
- 4 EV CHARGING POINTS
- 8M MINIMUM EAVES HEIGHT





LOCATION

Crawley is located approximately 29 miles south of Central London, benefiting from excellent transport communications. It is strategically located approximately 3 miles to the south of London Gatwick Airport and less than 2 miles to J10 M23 motorway.

The property is situated in Woolborough Lane, a cul-de-sac to the south east corner of Manor Royal Business District (www.manorroyal.org), one of the largest industrial/business parks in the south east. Woolborough Lane is accessed off the Gatwick Road, one of the key routes into Manor Royal.

VIEWING AND FURTHER INFORMATION



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LEASE TERMS

Available for immediate occupation on a new full repairing and insuring lease for terms to be agreed.

EPC

Targeting EPC: B and BREEAM: 'Very Good'.

LEGAL FEES

Each party to bear their own legal costs.

A2011

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