

TO LET

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

FULLY REFURBISHED DETACHED UNIT WITH SECURE LOADING YARD



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 selfcontained 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





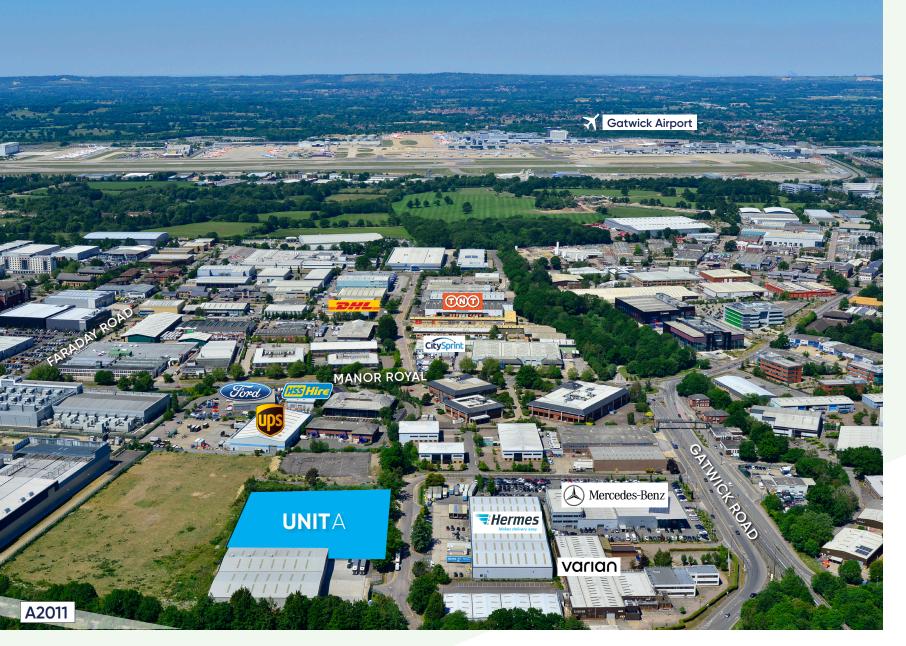












LEASE TERMS

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.

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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