

**CRAWLEY RH10 9AG  
WAREHOUSE UNITS TO LET**

**Available as individual units or as a whole  
7,427 – 45,067 sq ft (690 – 4,187 sq m)**



**1-4 WOOLBOROUGH LANE**



KEY

 Amenities

 Occupiers



London  
Gatwick  
Airport

Gatwick  
Airport  
Station

Elekta Premier Inn

virgin atlantic

Deloitte.

DIGITAL REALTY

DFW  
DF Warehouses Ltd

1-4  
WOOLBOROUGH LANE

CATERHAM

Rentokil

ups

Rentokil

SPACES.

Napier Way

Dreams

Lookers Mercedes-Benz

varian

AEROTRON

Crawter's  
Brook Park

L3

sivantos  
the hearing company

KIER

BDO

torrent  
PHARMA

South East Coast Ambulance Service NHS

Nestlé

ALM

Gatwick Road

A2011 Crawley Avenue

Three Bridges Station & Crawley Town Centre

Hazelwick  
Roundabout

M23  
J10



## 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.

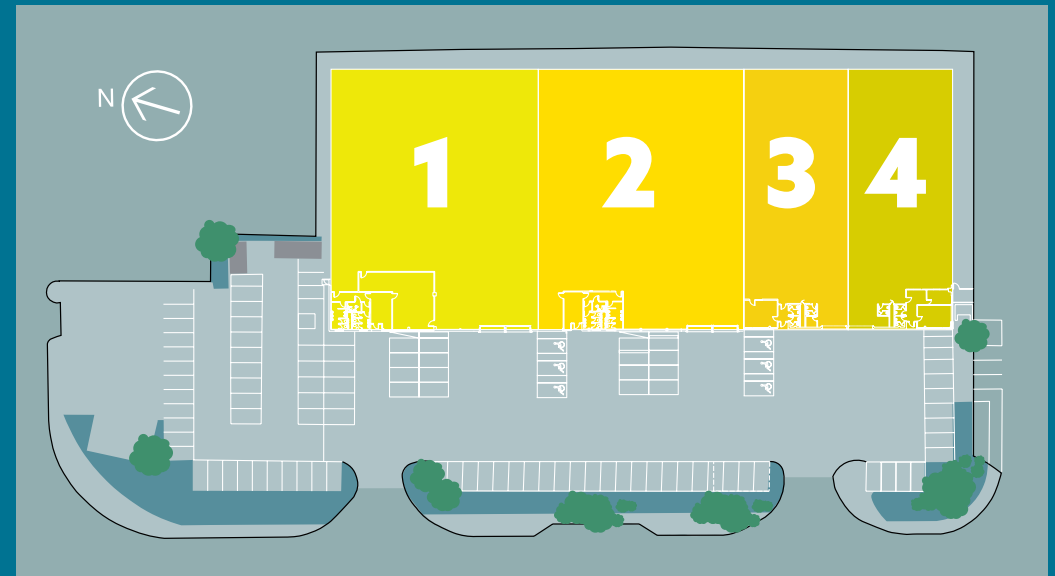
There are ground floor offices and WCs within each unit.



## FEATURES

- Secure yard
- 6m clear eaves height
- Electric loading doors
- Quality offices with suspended ceilings
- LG3 lighting
- Male, female and disabled WCs
- 00 car parking spaces (1:000 sq ft)
- EPC: C-59

Unit	Warehouse	Office	Total
<b>1</b>	13,562 sq ft (1,260 sq m)	1,507 sq ft (140 sq m)	15,069 sq ft (1,400 sq m)
<b>2</b>	13,562 sq ft (1,260 sq m)	1,507 sq ft (140 sq m)	15,069 sq ft (1,400 sq m)
<b>3</b>	6,942 sq ft (645 sq m)	485 sq ft (45 sq m)	7,427 sq ft (690 sq m)
<b>4</b>	6,910 sq ft (642 sq m)	592 sq ft (55 sq m)	7,502 sq ft (697 sq m)
<b>Total</b>	40,976 sq ft (3,807 sq m)	4,091 sq ft (380 sq m)	45,067 sq ft (4,187 sq m)



## TERMS

New full repairing and insuring leases are available on rental terms to be agreed.

## LOCATION

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

Gatwick Airport is 1 mile to the north and the units benefit from excellent access to the M23 and M25 Motorway networks.



2 Crawley Town Centre



3 Sandman Hotel



4 London Gatwick



5 Crawley Leisure Park



6 County Oak Retail Park



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