

UNIT A

WOOLBOROUGH LANE INDUSTRIAL ESTATE

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



woolboroughlane-crawley.co.uk

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 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.



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.

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



KEY

■ Amenities

■ Occupiers



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 Gatwick Airport and 2 miles from Junctions 10 and 11 of the M23 motorway.

The property is situated in Woolborough Lane, a cul-de-sac to the south east corner of Manor Royal, the main industrial area in Crawley. Woolborough Lane is accessed from Gatwick Road, which in turn connects to the A2011 and the M23, some 3.5 miles to the east.

VIEWING AND FURTHER INFORMATION

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LEASE TERMS

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

EPC

EPC: B and BREEAM: 'Very Good'.

LEGAL FEES

Each party to bear their own legal costs.