

woolboroughlane-crawley.co.uk

UNITC

WOOLBOROUGH LANE

Crawley RH10 9AG



TO LET

4 fully refurbished warehouse units
7,545–45,378 sq ft (701–4,216 sq m)



DESCRIPTION

Industrial / warehouse accommodation of steel portal frame construction with clad elevations and roof.

The units have been extensively refurbished and include new offices, air conditioning, shower and WC facilities.

Each unit benefits from electric loading doors, translucent roof lights, LED lighting, loading and parking. Units can be combined.

There are ground floor offices and WCs within each unit.

FEATURES



Secure site



6m clear eaves height



Electric loading doors



Quality offices with suspended ceilings



2 EV charging points per unit



Male, female & disabled WCs



New showers



98 car parking spaces (1:463 sq ft)



EPC A



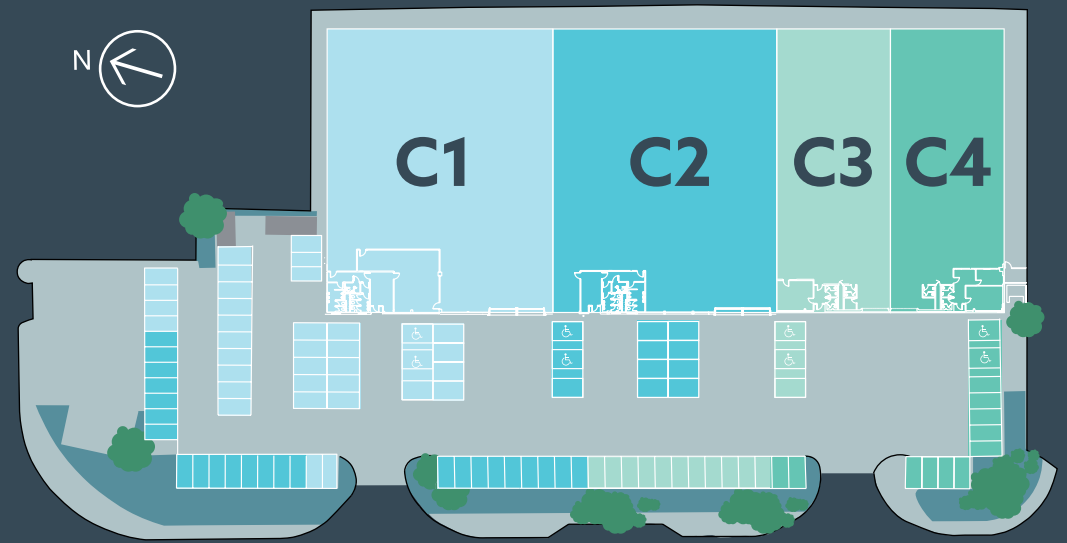
ACCOMMODATION

All measurements are GIA.

Unit	Industrial	Office / welfare	Total
C1	13,386 sq ft (1,244sq m)	1,760 sq ft (164 sq m)	15,146 sq ft (1,408 sq m)
C2	14,350 sq ft (1,333 sq m)	745 sq ft (69 sq m)	15,095 sq ft (1,402 sq m)
C3	6,777 sq ft (630 sq m)	768 sq ft (71 sq m)	7,545 sq ft (701 sq m)
C4	6,811 sq ft (633 sq m)	781 sq ft (72 sq m)	7,592 sq ft (705 sq m)
Total	41,324 sq ft (3,839 sq m)	4,054 sq ft (377 sq m)	45,378 sq ft (4,216 sq m)

TERMS

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



KEY

 Amenities

 Occupiers



LONDON
GATWICK
AIRPORT

Gatwick
Airport
Station

Elekta Premier Inn

virgin atlantic

Deloitte.

DIGITAL REALTY

JOHNSONS

DFW
DF Warehouses Ltd

CATERHAM

Rentokil

SPACES.

Rentokil

WOOLBOROUGH
LANE

UNITC
WOOLBOROUGH
LANE

NAPIER WAY

Dreams

DX

Lookers Mercedes-Benz

varian

Crawter's
Brook Park

AEROTRON

Nestlé

sivantos
the hearing company

KIER

BDO

torrent
PHARMA

South East Coast Ambulance Service
NHS

ALM

A2011 CRAWLEY AVENUE

GATWICK ROAD

Three Bridges Station & Crawley Town Centre

Hazelwick
Roundabout

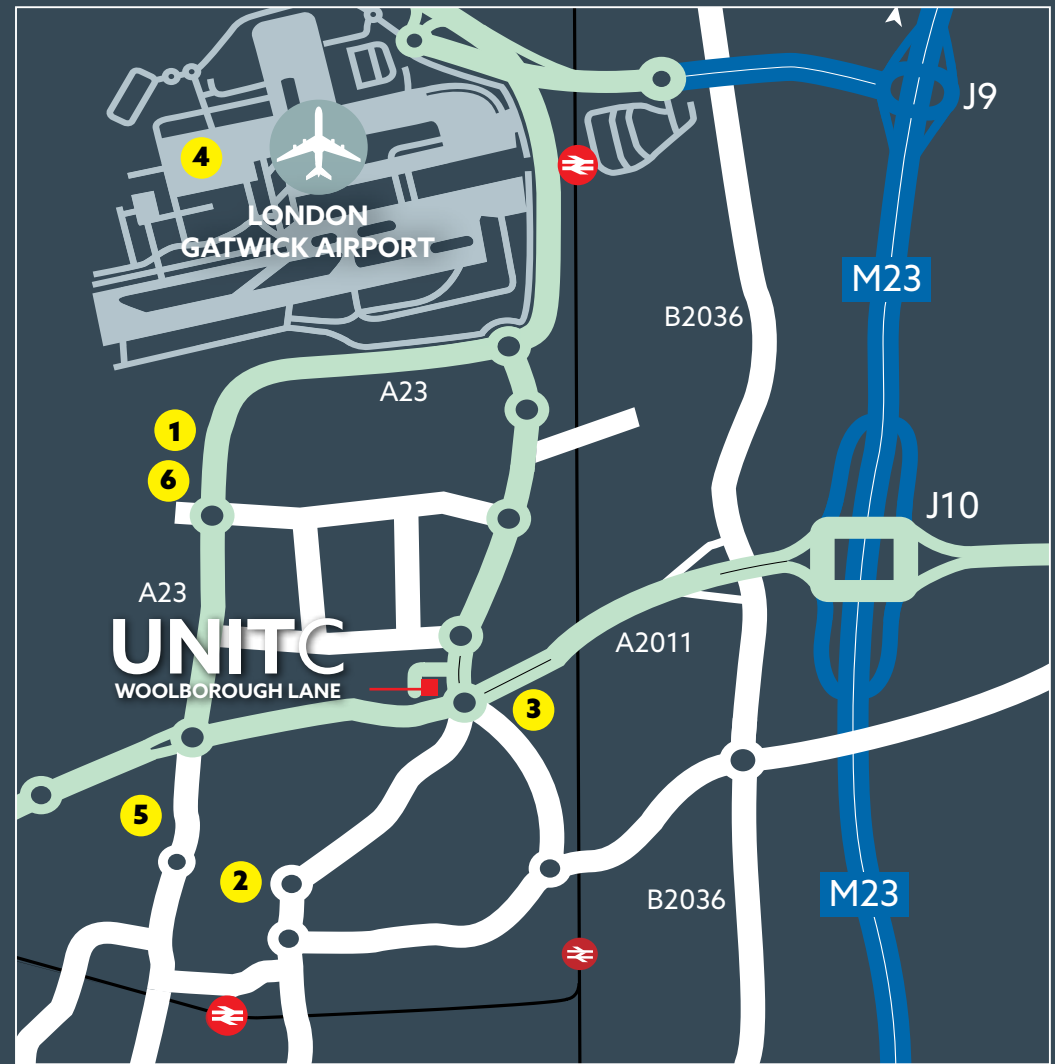
M23
J10

LOCATION

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

Gatwick Airport is 4 miles to the north and the units benefit from excellent access to the M23 and M25 Motorway networks.

what3words: chart.menu.lights



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