

TO LET
Units 3B & 3C

Gatwick Gate, Charlwood Road, Lowfield Heath, Crawley RH11 0TG



Gatwick Gate
INDUSTRIAL ESTATE



9,759 sq ft - 20,027 sq ft WAREHOUSE/INDUSTRIAL UNITS (under refurbishment)

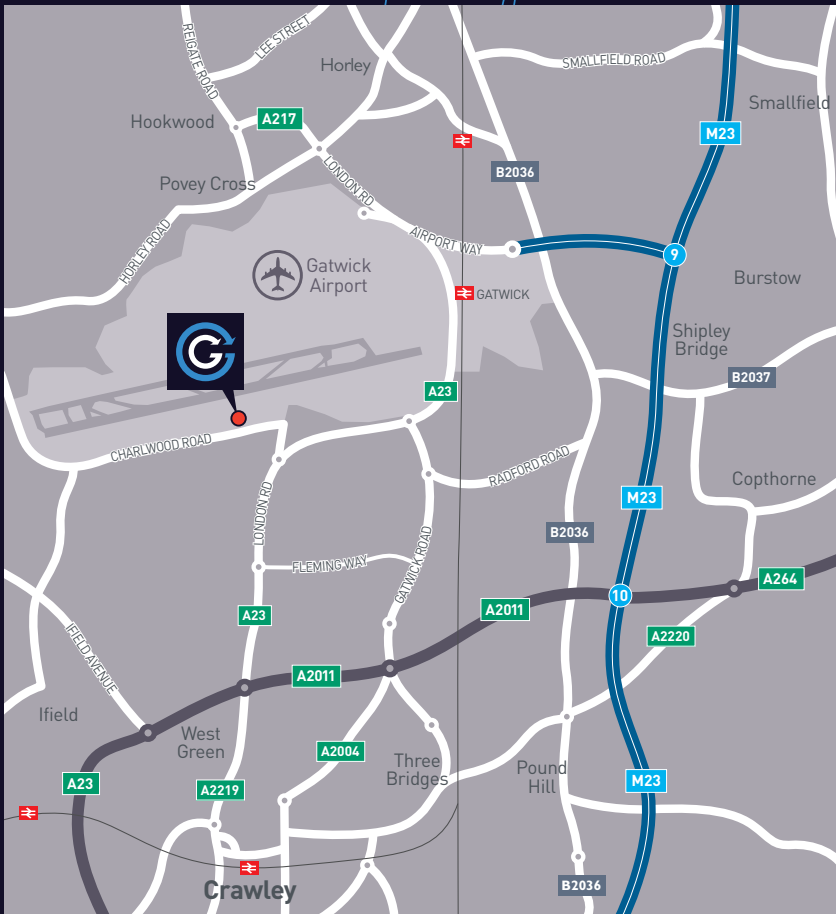
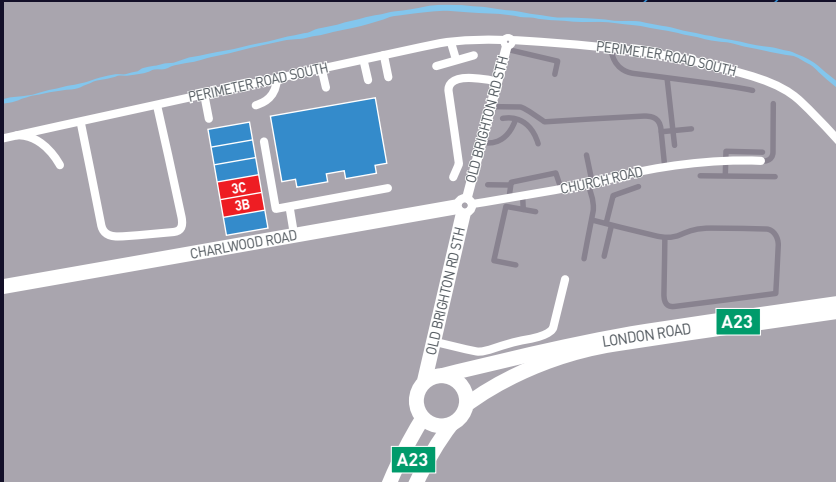
Aberdeen Standard
Investments

AVAILABLE SUMMER 2019



Gatwick Gate

INDUSTRIAL ESTATE



Location

The property is situated on the Gatwick Gate Industrial Estate located to the south of Gatwick Airport, accessed from Charlwood Road off the roundabout with the A23 London Road.

Junction 10, M23	4.2 miles
Junction 7, M23/M25 interchange	15.3 miles
Gatwick Airport	3.6 miles
Heathrow Airport	42.2 miles
Eurotunnel Terminal Folkestone	73.2 miles
Crawley Railway Station	2.8 miles
Three Bridges Railway Station	3.3 miles

Description

- The units comprise industrial/warehouse space with a small office/WC, plus loading and parking to the front of the building.
- The units are currently undergoing full refurbishment to include a new roof, full redecoration inside and out and upgraded office accommodation.
- Ready for occupation Summer 2019.

TO LET

Units 3B & 3C

Accommodation (approx GIA)

	sq ft	sq m
Unit 3B Ground	9,759	906.7
Unit 3B First	499	46.4
Unit 3C Ground	9,768	907.5
TOTAL	20,027	1,860.6

Key Benefits

- UNDERGOING COMPREHENSIVE REFURBISHMENT
- ON-SITE CAR PARKING SPACES
- LOADING DOORS – 5.0M WIDE BY 5.0M HIGH
- MIN EAVES HEIGHT OF 6M
- FITTED OFFICES
- 3 PHASE ELECTRICITY
- WC FACILITIES



Terms

The units are available to let on a full repairing and insuring lease for a term to be agreed.

Rent on application.

Business Rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of Units 3B-3C is £121,000. The current rate in £ is 0.504p.

However, we would advise an interested party to confirm the accuracy of this information.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP and Altus Group have not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

WAREHOUSE/INDUSTRIAL UNITS (under refurbishment)

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EPC Ratings

Unit 3B
Energy Performance Rating: D98

Unit 3C
Energy Performance Rating: D81

Viewing

Strictly by appointment through the joint agents.

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