

AVAILABLE DECEMBER 2019
TO BE REFURBISHED



UNIT 12

GATWICK AIRPORT DISTRIBUTION CENTRE

CARGO ROAD WEST SUSSEX RH6 0SQ



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
WITH AIRSIDE AND LANDSIDE ACCESS**

28,720 SQ FT (2,668 SQ M)

On the tarmac at Gatwick Airport and close to the M23 motorway (Junction 9 & 10)

Self-contained unit benefiting from landside and airside surface access

Security on-site

ACCOMMODATION

WAREHOUSE	21,886 sq ft
GROUND FLOOR OFFICE	2,920 sq ft
GROUND FLOOR ANCILLARY	506 sq ft
FIRST FLOOR OFFICE	2,920 sq ft
FIRST FLOOR ANCILLARY	488 sq ft
TOTAL	28,720 sq ft (2,668 sq m)

FORECOURT	28,328 sq ft
-----------	--------------

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- 7.7m eaves height
- 4 airside loading doors
- 4 landside loading doors
- Full office refurbishment
- EPC rating: C – 70

DISTANCES

M23 (JUNCTION 9)	2.9 miles
M23 (JUNCTION 10)	4.3 miles
M25 (JUNCTION 7)	10.7 miles

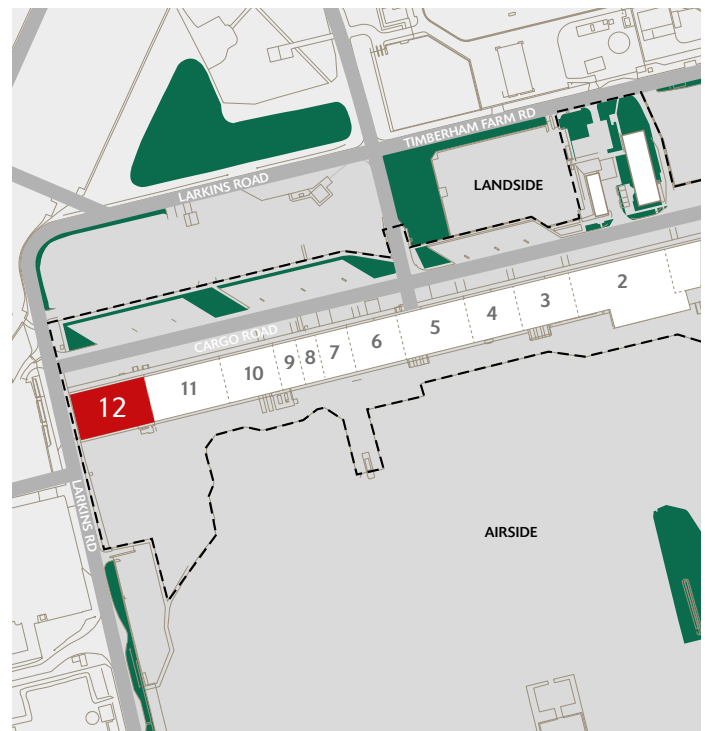
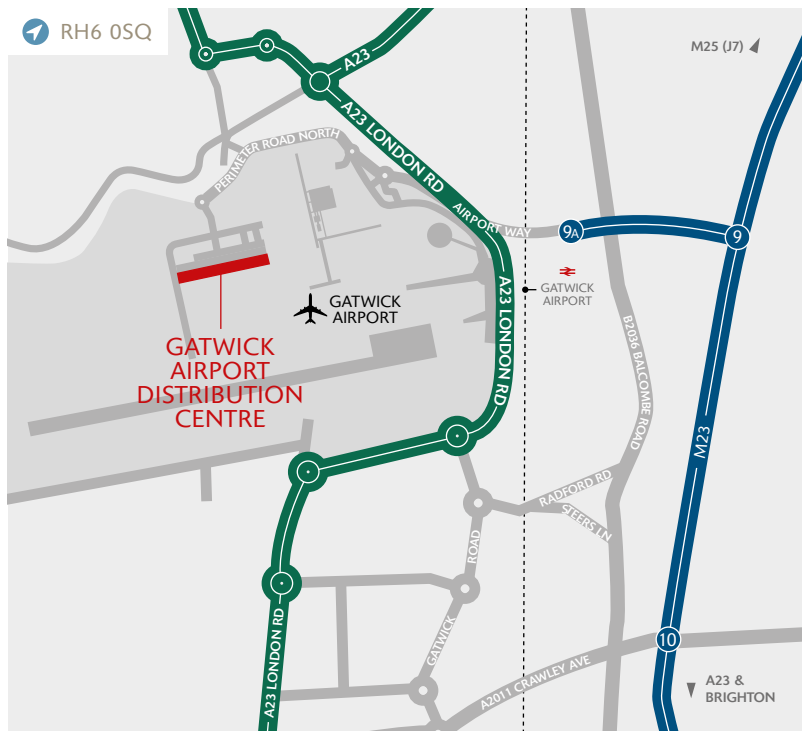
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7 million square metres of space (75 million square feet) valued at £11 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries.

See SEGRO.com for further information.



For more information, please contact the sole agents:



Robert Bradley-Smith
robert.bradley-smith@altusgroup.com



John Pocock
john.pocock@altusgroup.com

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 07/19.