



## UNIT 13, THE BRUNEL CENTRE, CRAWLEY, RH10 9TU

### DESCRIPTION

Unit 13 is a modern industrial/warehouse property of a steel portal frame construction, which is to be fully refurbished throughout. Offices are at first floor level.

Externally there is a forecourt and private parking.

### SPECIFICATION

Salient specification details as follows:

- To be fully refurbished
- Three phase power
- 6m minimum clear height
- Surface level loading door
- 6 car parking spaces

### ACCOMMODATION

The unit comprises of the following:

Warehouse	2,310 sq ft
First Floor Office	860 sq ft
Total	3,170 sq ft

Approximate Gross Internal Areas

### TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

### EPC

To be confirmed.

# UNIT 13, THE BRUNEL CENTRE

## LOCATION

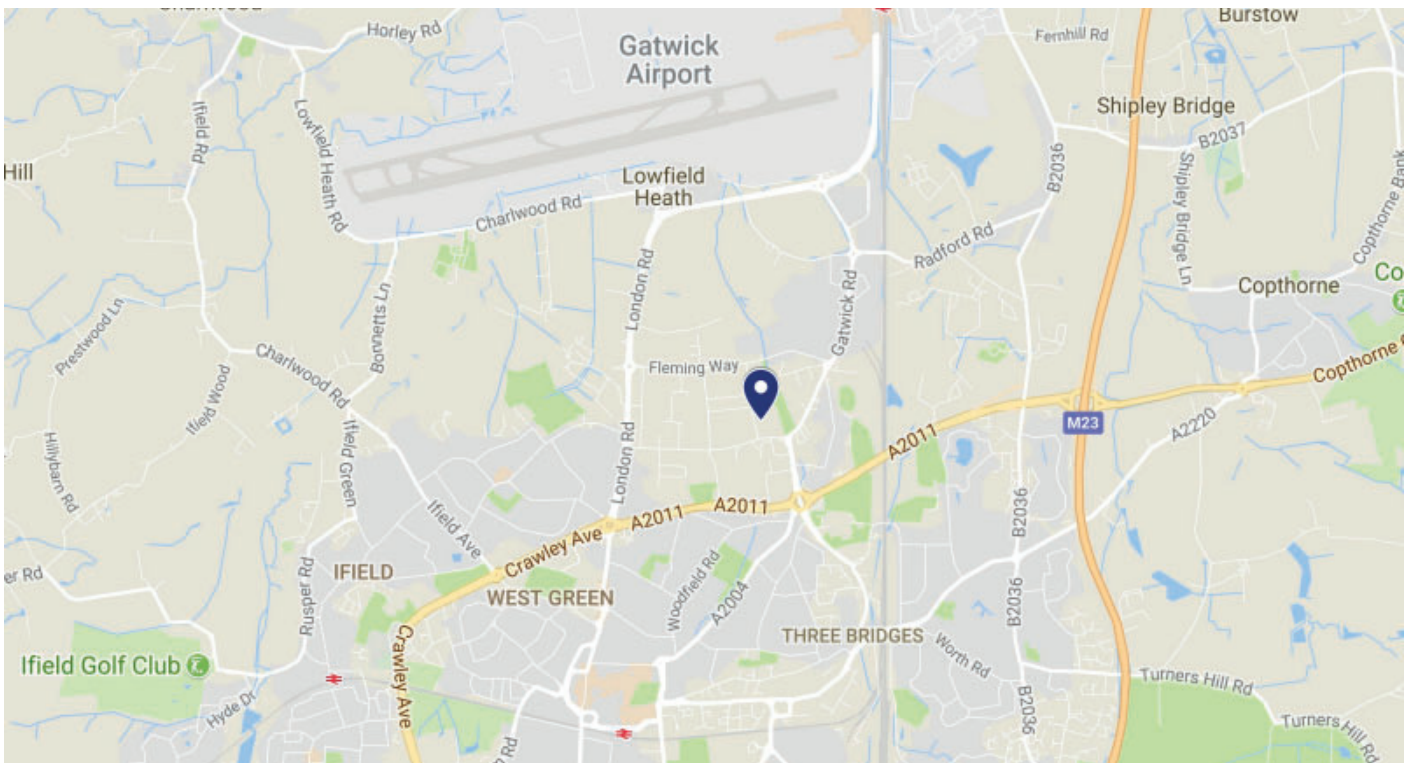
Unit 13 is situated in the well established Brunel Centre. The estate provides quick access to the M23, being approximately 2.0 miles from Junction 10.

Gatwick Airport is situated approximately 2.0 miles to the north.

M23 (J10)	2.0 miles
M23 (J9)	3.5 miles
Gatwick Airport	2.0 miles
Three Bridges Rail Station	2.0 miles
M23/M25 (J7)	9.0 miles
Croydon	21 miles

## ESTATE OCCUPIERS

Iron Mountain, Arun Technology, City Sprint, Presteigne Broadcast Hire.



## DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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