

The logo consists of an orange trapezoidal shape with the letters 'SHW' in white, bold, sans-serif font centered within it.

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**TO LET**

**REFURBISHED INDUSTRIAL/WAREHOUSE – 18,000 SQ FT (1,672.2 SQ M)**

**Rowfant Station Warehouse, Wallage Lane, Rowfant, Crawley, West Sussex, RH10 4NF**



**DESCRIPTION**

Refurbished industrial building with offices. Concrete frame construction with brick and block walls and new roof. The eaves height in the majority of the building is approx. 5m. There are 25m depth yards on both sides of the building.

**LOCATION**

The buildings are located in a rural location to the south of Wallage Lane, approximately 0.3 miles east of the junction with Turners Hill Road. Crawley Town Centre is approximately 3.5 miles to the west. Junction 10 of the M23 is 3.5 miles to the north, providing Motorway access to Gatwick Airport and the M25 and south via the M23/A23 to Mid Sussex and the coast.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Warehouse	14,660	1,361.96
Offices	3,340	310.30
<b>TOTAL</b>	<b>18,000</b>	<b>1,672.2</b>

**AMENITIES**

- Recently refurbished
- Self-contained
- 25m yard to front and rear
- Established industrial site
- 3.5 miles to M23/M25
- 3 phase power
- Suitable for a range of B2/B8 uses

**RENT**

£12.50 per sq ft exclusive.

**VAT**

VAT will be chargeable on the terms quoted.

**TENURE**

New leases are available on terms to be agreed.

**RATES**

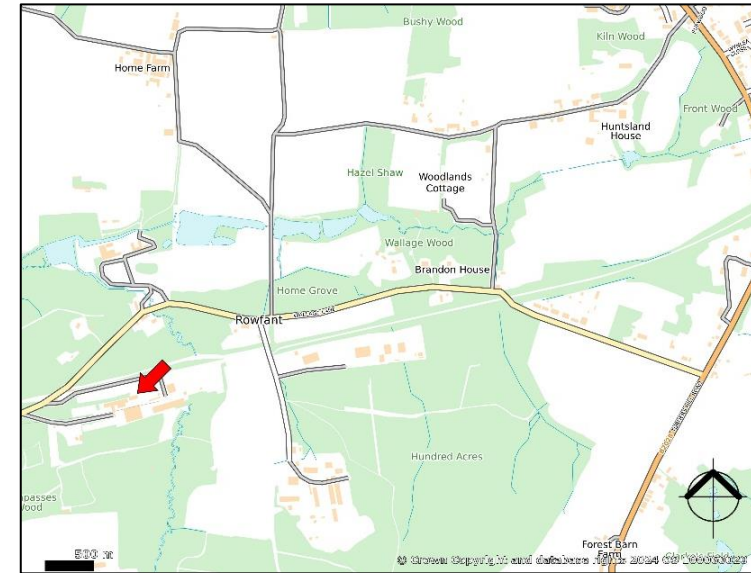
To be reassessed.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

To be reassessed.



**VIEWINGS – 01293 441300**

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@SHWProperty

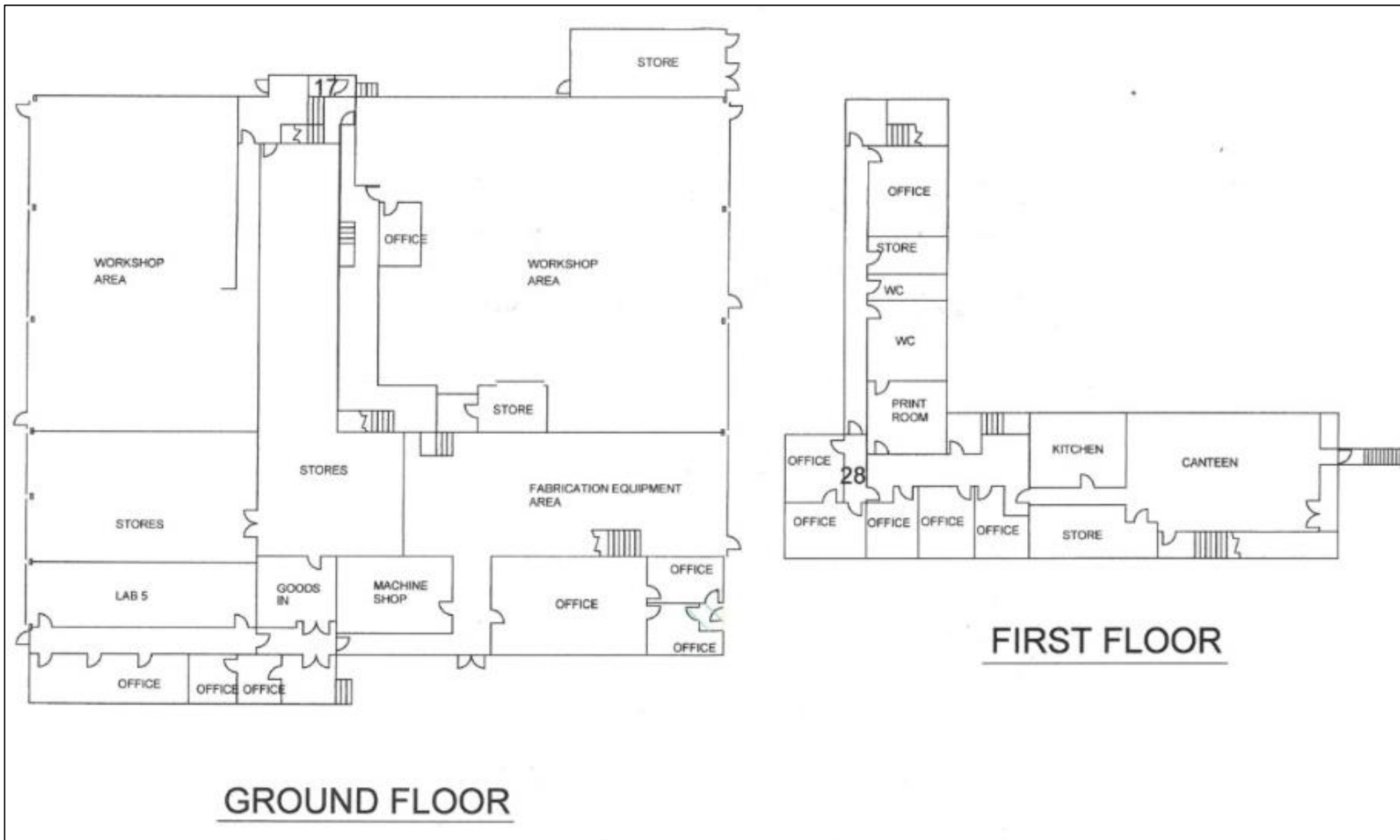


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