

**MAKING
PROPERTY
WORK**
SHW.CO.UK

SHW

TO LET

INDUSTRIAL AND WAREHOUSE – 15,312 SQ FT (1,422.48 SQ M)

Unit B, Woolborough Lane, Crawley, West Sussex, RH10 9AQ

DESCRIPTION

Unit B comprises three adjoining warehouse/industrial units in a detached block of steel portal frame construction and metal profile clad roof. Externally there is a good sized private concrete yard providing storage circulation and parking. The gross site area is approximately 0.93 acres providing a low site cover of 38%.

LOCATION

Woolborough Lane is accessed via Gatwick Road, immediately off the A2011 which connects to the M23 J10 providing access to the M25 (9 miles), Gatwick Airport (1 mile) and the South East. Crawley train station is 2km south west and provides a 40-minute journey into central London.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit B1 (Warehouse fitted as offices)	7,665	712.14
Unit B2 (Warehouse / R&D)	3,798	352.83
Unit B3 (Warehouse)	3,849	357.56
TOTAL	15,312	1,422.54
Yard/Parking	15,000	1,393.53

AMENITIES / OPPORTUNITY

- Excellent road connectivity via the M23 to Gatwick Airport, M25 and the South East
- Established industrial estate
- 5m eaves
- 4 level access loading doors
- 23 car parking spaces
- Access controlled fenced yard
- Air conditioned offices (can be removed/reduced)
- Available immediately

RENT / LEASE

The premises are available on an assignment of the current lease that expires in June 2027 or alternatively on a sub-lease. A longer lease maybe available direct with the landlord subject to further discussion.

VAT

TBC

LEGAL FEES

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

EPC

The property has an EPC rating of C.



VIEWINGS – 01293 441300

Tim Hardwicke

t: 07989 420989

e: thardwicke@shw.co.uk

Laura Miles

t: 07947 373275

e: lmiles@shw.co.uk

Or Via Joint Agents CBRE – Richard Seton Clements 07710 319574



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**