

LINK 23



**IMMEDIATELY
AVAILABLE
TO LET**

**INDUSTRIAL /
WAREHOUSE
SPACE**

Units from
**8,909 -
24,570 sq ft**

or units can be combined
to create space up to
89,883 sq ft



Strategic Location & Connectivity

Ideally situated directly off the A23 (Bonehurst Road), the estate provides exceptional access to the regional and national motorway network:

- M23 (J9): 5 miles.
- M25 (J7): 5.5 miles.
- Gatwick Airport: Only 3.5 miles south, providing extensive passenger and freight services.
- Salfords Railway Station: Located within 0.5 miles (walking distance), offering direct 37 minute services to London Bridge.
- Local Hubs: 3 miles south of Redhill and 6 miles north of Crawley (Manor Royal).
- Local Occupiers: Join a thriving business community including Selco, Booker, Howdens, and DHL.



Boundary for identification purposes only.



Description

Link 23 offers a rare opportunity to occupy a self-contained, secure industrial estate in a strategic South East location. This prominent site comprises six high-quality industrial warehouse units totalling 89,883 sq ft (GIA).

High-Specification Warehouse Units

Each unit is designed for modern industrial requirements:



Construction:

Steel portal frames with brickwork elevations.



Clearance:

Minimum eaves heights ranging from 5.4m to 5.8m.



Loading:

Each unit features single-level access loading doors.



Offices:

First-floor office space is available in every unit. Unit 1 serves as the primary office facility following a major refurbishment.



Security:

The estate is accessed via its own adopted road, providing a fully secure, self-contained environment.

Accommodation Schedule

Unit 1	Sq m	Sq Ft
Warehouse	1,745.4	18,787
Ground Floor office	261.38	2,813
First Floor offices	275.88	2,970
Total	2,282.66	24,570

Unit 2	Sq m	Sq Ft
Warehouse	1,860.71	20,028
Ground Floor office	138.68	1,493
First Floor offices	140.66	1,514
Total	2,140.05	23,035

Unit 3a	Sq m	Sq Ft
Warehouse	915.21	9,851
Ground Floor office	95.29	1,026
First Floor offices	95.33	1,026
Total	1,105.83	11,903

Unit 3b	Sq m	Sq Ft
Warehouse	899.85	9,686
Ground Floor office	86.92	936
First Floor offices	169.52	1,825
Total	1,156.29	12,447

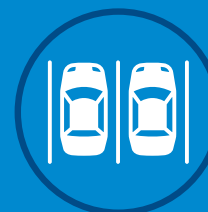
Unit 4	Sq m	Sq Ft
Warehouse	678.11	7,299
Ground Floor office	72.21	777
First Floor offices	77.36	833
Total	827.68	8,909

Unit 5	Sq m	Sq Ft
Warehouse	642.62	6,917
Ground Floor office	118.32	1,274
First Floor offices	76.94	828
Total	837.88	9,019

TOTAL	8,350.39	89,883
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Amenities & External Space



Parking:

Extensive on-site parking for up to **134 vehicles**, including dedicated parking outside each unit and larger car parks at the front of Units 1 and 5.



Yard Area:

Each unit benefits from its own dedicated yard space.

LINK 23

EPC

Available upon request.

VAT

The property is elected for VAT.

Terms

The units are available to lease by way of new lease on effective FRI terms (by way of service charge) to be agreed. Please contact the joint agents for quoting terms.

Planning

The premises have planning consent for Use Classes B2 & B8.

Anti Money Laundering

Any lettings will be subject to satisfactory Anti Money Laundering checks in line with HMRC regulations.

Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the transaction.

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Further Information



Daniel Clinch
07947990224

Daniel.Clinch@alignpropertypartners.co.uk

In Partnership with



Richard Newsam
0755 445 5920

rnewsam@curchodandco.com

John Shaw
0780 889 6311

jshaw@curchodandco.com