

UNIT C

WOOLBOROUGH LANE

Crawley RH10 9AG

UNIT C1 LET
TO GSF CAR PARTS



woolboroughlane-crawley.co.uk

TO LET

4 fully refurbished warehouse units
7,545- 30,232 sq ft (701-2,808 sq m)

The image shows a vast, empty industrial warehouse. The ceiling is high, with a complex network of dark steel beams and a series of rectangular translucent skylights that allow natural light to filter in. Numerous small, modern pendant lights are suspended from the ceiling. The floor is a smooth, light-colored polished concrete that reflects the overhead lights and the structural elements of the building. Several tall, black steel support columns are spaced throughout the space, each with a yellow protective bumper at its base. The walls are white and appear to be made of a solid material, possibly concrete or metal panels. On the left, a small, square window is visible in the wall. The overall atmosphere is clean, modern, and spacious.

DESCRIPTION

Industrial / warehouse accommodation of steel portal frame construction with clad elevations and roof.

The units have been extensively refurbished and include new offices, air conditioning, shower and WC facilities.

Each unit benefits from electric loading doors, translucent roof lights, LED lighting, loading and parking. Units can be combined.

There are ground floor offices and WCs within each unit.

FEATURES



Secure site



6m clear
eaves height



Electric
loading doors



Quality
offices with
suspended
ceilings



2 EV
charging
points
per unit



Male, female &
disabled WCs



New
showers



98 car parking
spaces
(1:463 sq ft)



EPC
A



ACCOMMODATION

All measurements are GIA.

TERMS

New full repairing and insuring leases are available on rental terms to be agreed.

Unit	Industrial	Office / welfare	Total
C1	13,386 sq ft (1,244sq m)	1,760 sq ft (164 sq m)	15,146 sq ft (1,408 sq m)
C2	14,350 sq ft (1,333 sq m)	745 sq ft (69 sq m)	15,095 sq ft (1,402 sq m)
C3	6,777 sq ft (630 sq m)	768 sq ft (71 sq m)	7,545 sq ft (701 sq m)
C4	6,811 sq ft (633 sq m)	781 sq ft (72 sq m)	7,592 sq ft (705 sq m)
Total	41,324 sq ft (3,839 sq m)	4,054 sq ft (377 sq m)	45,378 sq ft (4,216 sq m)



Occupiers

LONDON GATWICK AIRPORT



**Gatwick
Airport
Station**

Premier Inn 

virgin atlantic



Rentokil



SPACES.



DIGITAL REALTY

Rentokil

Dreams



NAPIER WAY

Lookers Mercedes-Benz

varian

A2011 CRAWLEY AVENUE

Three Bridges Station & Crawley Town Centre

Hazelwick Roundabout

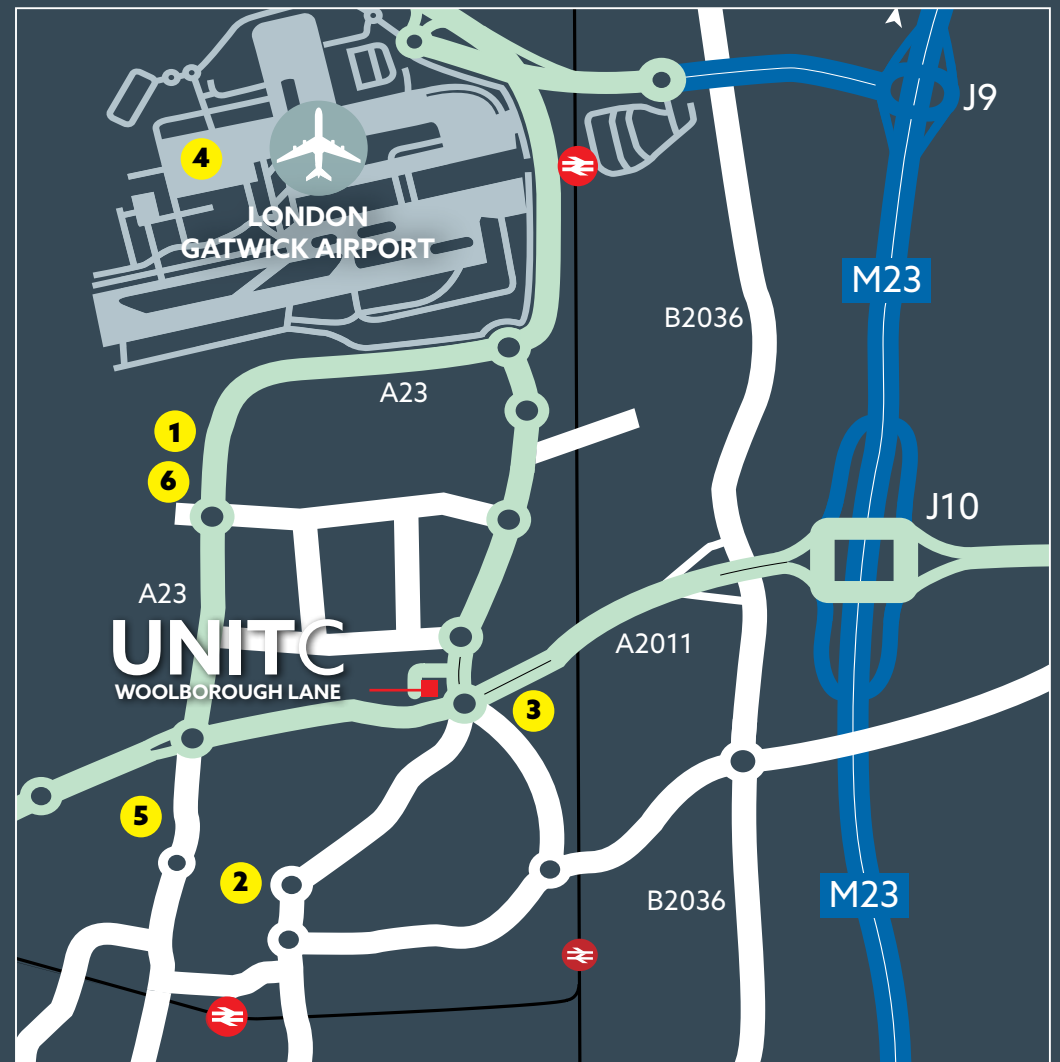
M23
J10

LOCATION

Woolborough Lane is located off Gatwick Road, on the Manor Royal Estate.

Gatwick Airport is 4 miles to the north and the units benefit from excellent access to the M23 and M25 Motorway networks.

what3words: chart.menu.lights



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