



Meadowbrook
Industrial Estate

TO LET: UNIT 6

4,731 sq ft

MAXWELL WAY | CRAWLEY | RH10 9SA

///rare.proper.tribes





Meadowbrook

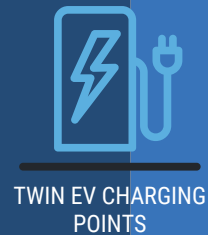
Industrial Estate

DESCRIPTION

Unit 6 is a semi-detached, comprehensively refurbished, warehouse unit with ground and first floor offices with LED lighting throughout. Externally there are 11 car parking spaces which includes EV charging points. The landlord is targeting an EPC B.

SPECIFICATION

-  Fully refurbished
-  5.5m min / 6.15m max eaves
-  Ground and first floor offices
-  Kitchen with fridge and dishwasher
-  Twin EV charging points
-  11 car parking spaces



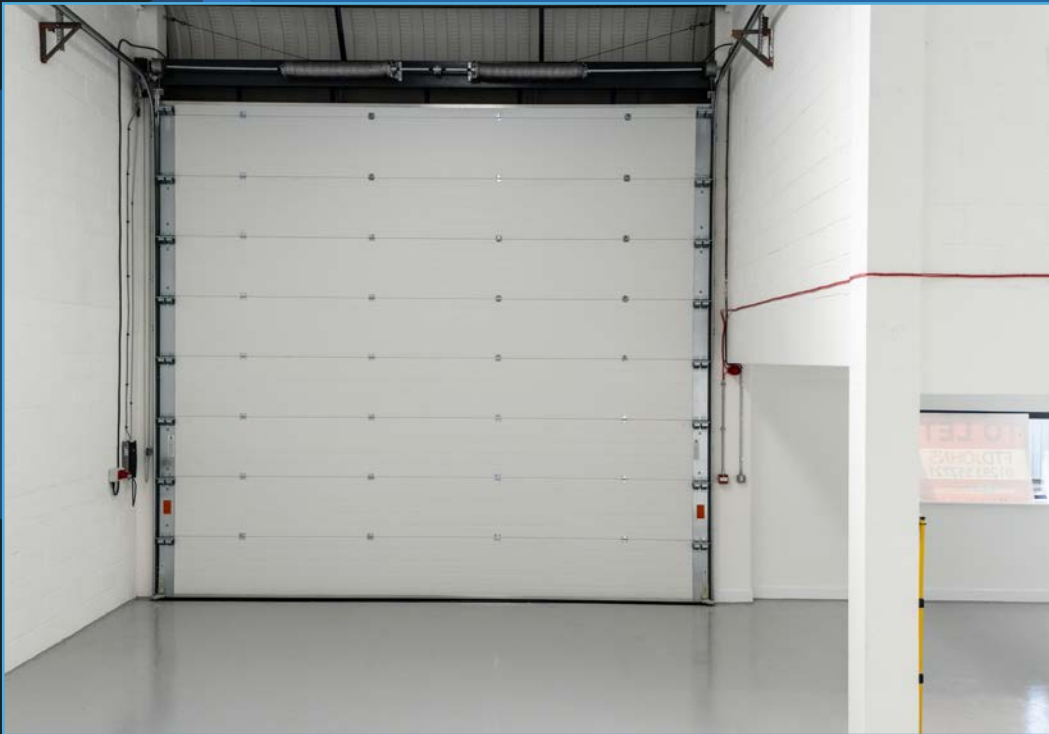
5.5m MIN / 6.6m MAX
EAVES HEIGHT

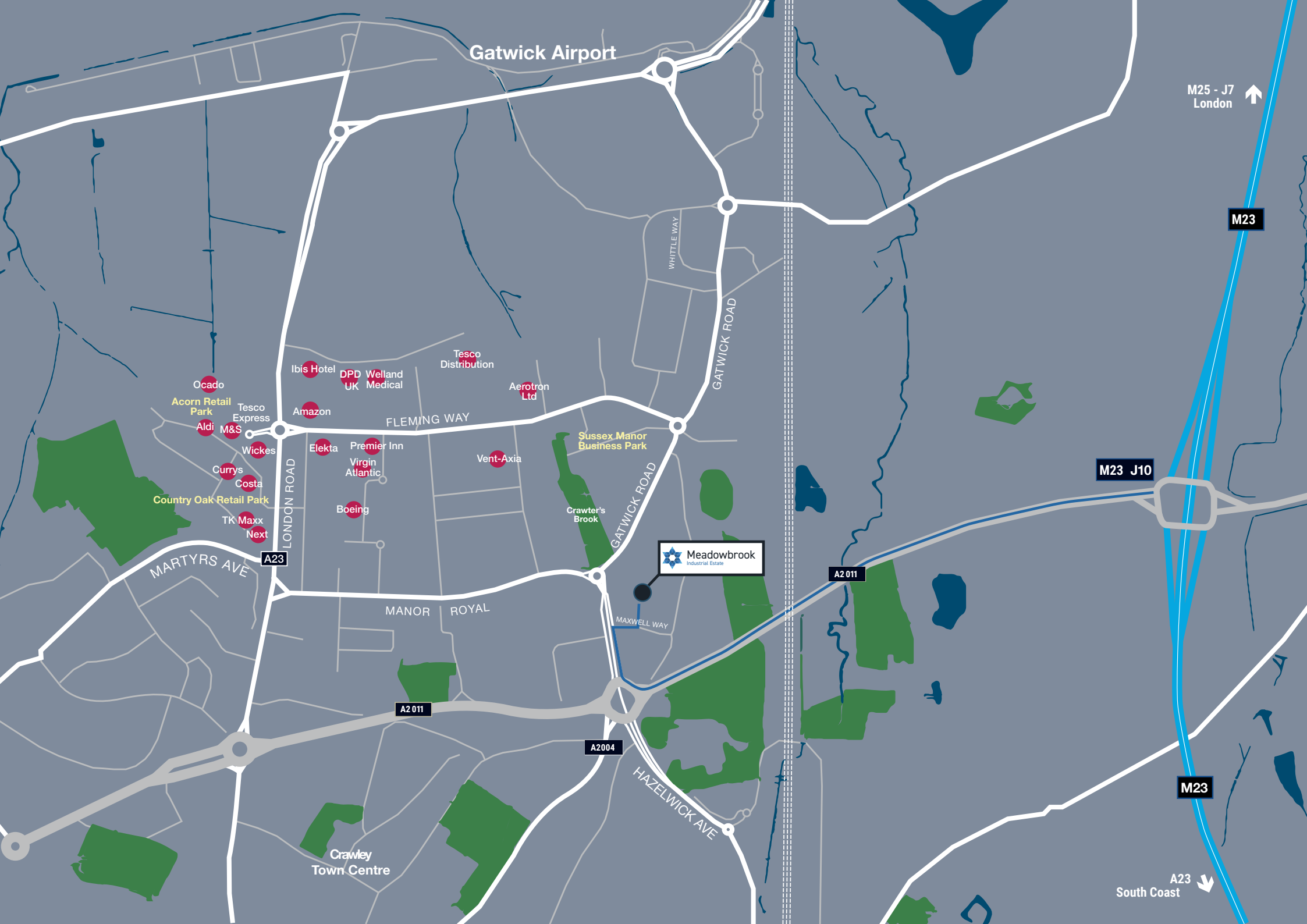




ACCOMMODATION

UNIT 6	Sq Ft
WAREHOUSE	3,969
GROUND FLOOR OFFICE	122
FIRST FLOOR OFFICE	640
TOTAL	4,731





Gatwick Airport

M25 - J7
London ↑

M23

Tesco
Distribution

Ocado

Acorn Retail
Park

Aldi

M&S

Wickes

Currys

Costa

Country Oak Retail Park

TK Maxx

Next

Amazon

Eleka

Premier Inn

Virgin Atlantic

Boeing

Vent-Axia

Sussex Manor
Business Park

Crawter's
Brook

Meadowbrook
Industrial Estate

M23 J10

A2011

MARTYRS AVE

A23

MANOR ROYAL

A2011

A2004

HAZELWICK AVE

Crawley
Town Centre

M23

A23
South Coast ↓



Meadowbrook

Industrial Estate

LOCATION

Meadowbrook Industrial Estate is located off Gatwick Road within the Manor Royal Business District which is the biggest business park of the Gatwick Diamond area and one of the South East's premier mixed activity employment hubs. It benefits from excellent transport links, strategically located just two miles south of Gatwick Airport and the M23.

The town also benefits from excellent bus and rail services.

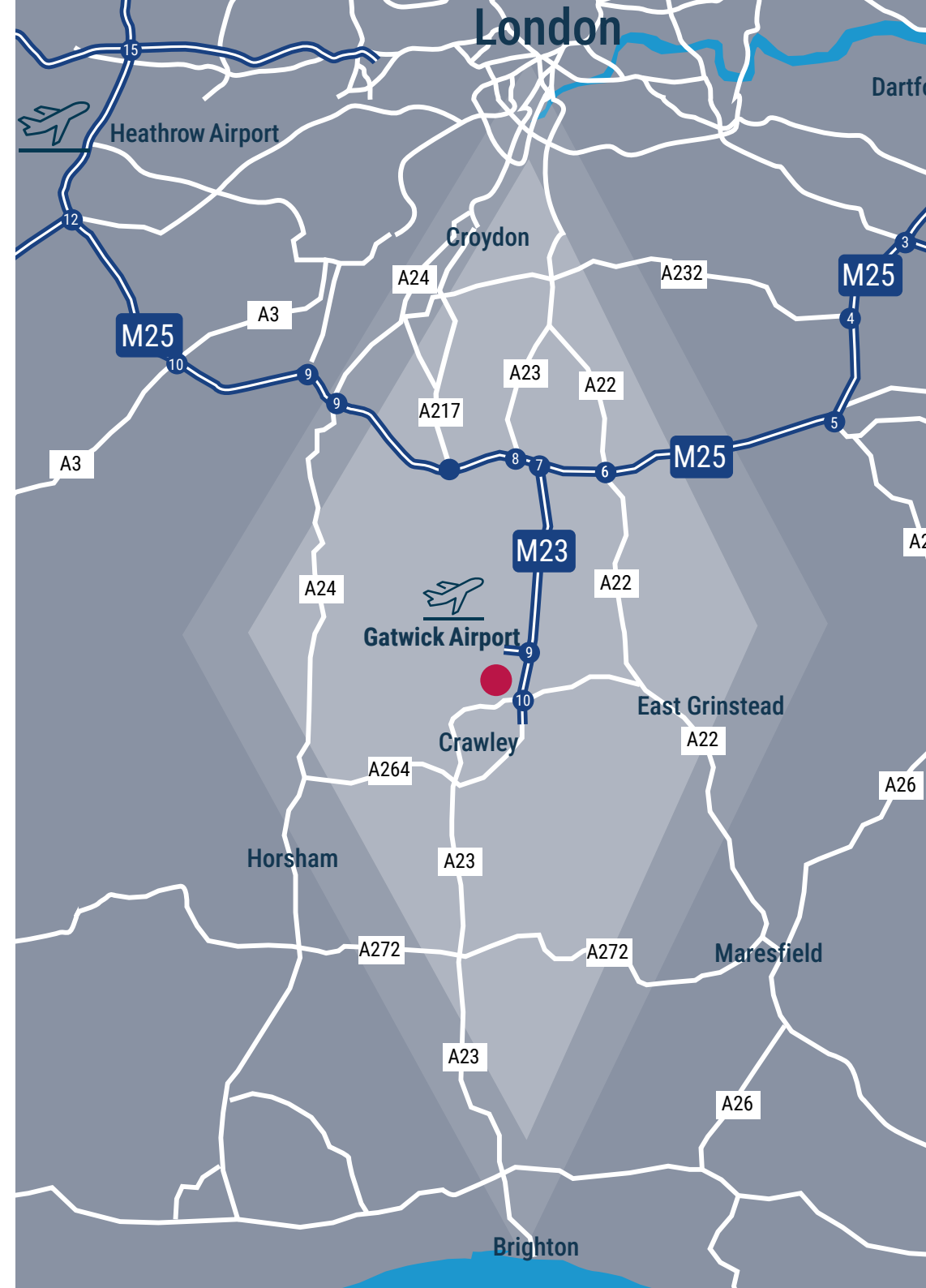
[Click here](#) to see 360° panorama.



DISTANCE	MILES
M23 J10	2.3
M23 J9	3.7
M25 J7	11.2
Heathrow	41.0



GATWICK	MINS
London Victoria	31
London Bridge	29
Brighton	33
East Croydon	15





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IMPORTANT INFORMATION

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.
All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

July 2026