

**LOCATED CLOSE TO GATWICK AIRPORT**

## **IND / WAREHOUSE UNIT LOCATED CLOSE TO GATWICK AIRPORT**

### **Perimeter One**

Old Brighton Road, A1 Old  
Brighton Road, Crawley,  
RH11 0PR

# **INDUSTRIAL, WAREHOUSE TO LET**

**34,332 sq ft**

- Being comprehensively refurbished
- Self-contained yard
- 3-phase, 200A, 125kVa power supply
- 6.1m min eaves
- 3 surface level loading doors
- Within 500m of Gatwick Airport
- J10/M23 - 3 miles

# Perimeter One, Old Brighton Road, A1 Old Brighton Road, Crawley, RH11 0PR

## Summary

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| <b>Available Size</b> | 34,332 sq ft                                       |
| <b>Rent</b>           | £16 per sq ft pax plus VAT.                        |
| <b>Business Rates</b> | To be reassessed.                                  |
| <b>Service Charge</b> | £0.35 per sq ft<br>plus VAT 2026 figure.           |
| <b>Estate Charge</b>  | £0.24 per sq ft<br>plus VAT 2024 insurance figure. |
| <b>EPC Rating</b>     | C (75)                                             |

## Location

Unit A1 is located on the A23 within 500m of Gatwick Airport and only 3 miles from J10, M23. J9, M23 is about 2 miles, leading to J7, M23/M25 interchange.

## Description

Unit A1 is a detached industrial / warehouse facility with extensive ground and first floor offices with three surface level loading doors within 350 meters of Gatwick Airport. The property is set to undergo a comprehensive refurbishment.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft         | sq m            |
|--------------------|---------------|-----------------|
| Ground - Warehouse | 30,584        | 2,841.35        |
| Ground - Office    | 1,710         | 158.86          |
| 1st                | 2,038         | 189.34          |
| <b>Total</b>       | <b>34,332</b> | <b>3,189.55</b> |

## Specification

- Under refurbishment
- Large self-contained yard
- 3-phase, 200A, 125kVa power supply
- 3 surface level loading doors
- 6.1m minimum eaves
- Air-conditioning to offices
- 28 car parking spaces
- EV charging points

## Terms

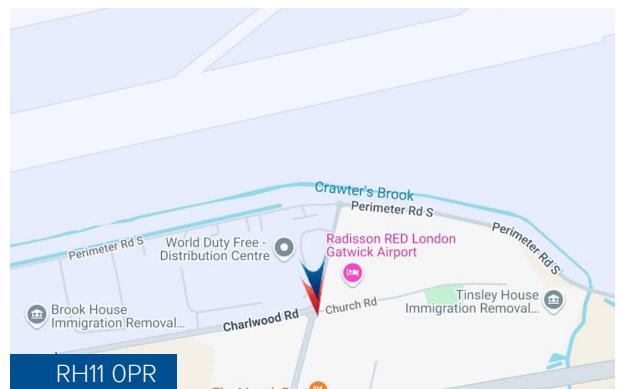
A new full repairing and insuring lease is available for a term to be agreed.

## what3words

invest.device.latest

## Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



## Viewing & Further Information

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