

WITHIN 500M OF GATWICK AIRPORT



DETACHED WAREHOUSE TO LET

Perimeter Two

Old Brighton Road, A2 Old
Brighton Road, Crawley,
RH11 0PR

INDUSTRIAL, WAREHOUSE TO LET

16,686 sq ft

- Under comprehensive refurbishment
- 6.2m min / 7.3m max eaves
- 3 phase, 200A, 138 kVa power supply
- New ground and first floor offices
- Self-contained yard
- 35 parking spaces

Perimeter Two, Old Brighton Road, A2 Old Brighton Road, Crawley, RH11 0PR

Summary

Available Size	16,686 sq ft
Rent	£18 per sq ft pax plus VAT.
Business Rates	To be reassessed.
Service Charge	£0.39 per sq ft plus VAT 2026 figure.
Estate Charge	£0.24 per sq ft plus VAT 2024 insurance figure.
EPC Rating	C (71)

Description

Unit A2 is a detached building of steel portal frame construction undergoing a complete refurbishment. There will be new ground and first floor offices and two surface level loading doors.

There is a large self-contained, gated yard.

Location

Unit A2 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	11,540	1,072.10
Ground	1,681	156.17
1st	1,803	167.50
Outdoor - Canopy	1,662	154.40
Total	16,686	1,550.17

Specification

Under refurbishment

Secure site

3 phase, 200A, 138 kVa power supply

Self-contained yard

2 loading doors (4m w x 5m h)

6.2m min / 7.3m max eaves

Air-conditioning to offices

35 parking spaces

EV charging

Terms

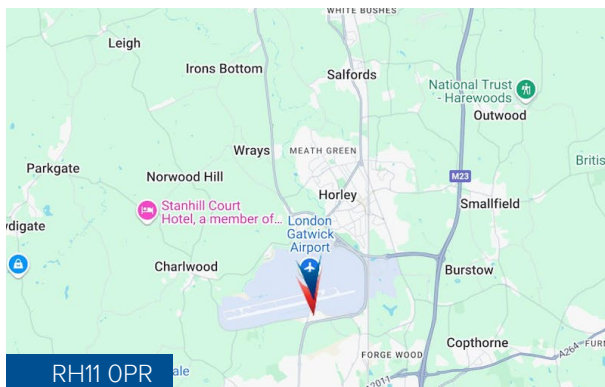
A new full repairing and insuring lease is available for a term to be agreed.

what3words

scores.middle.garden

Anti Money Laundering

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions. Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk Generated on 01/05/2026



Viewing & Further Information

Michael Deacon-Jackson

07939 136 295

mdj@ftdjohns.co.uk

