



INDUSTRIAL/ WAREHOUSE UNIT TO LET

Unit 3D Gatwick Gate

Charlwood Road, Crawley,
RH11 0TG

INDUSTRIAL TO LET

9,794 sq ft

- Fully refurbished
- Minimum eaves 5.78m maximum eaves 7.26m
- Dual EV charging point
- Surface level loading door
- 11 car parking spaces

Unit 3D Gatwick Gate, Charlwood Road, Crawley, RH11 0TG

Summary

Available Size	9,794 sq ft
Rent	£16.50 per sq ft pax plus VAT.
Rates Payable	£5.07 per sq ft 01.04.2024-31.03.2025
Rateable Value	£89,500
Service Charge	£7,516.61 per annum plus VAT.
EPC Rating	B (32)

Description

The property comprises of a mid-terraced warehouse unit with ground floor office space. The unit benefits from 3 phase electricity, 5.78m minimum eaves and 11 on site car parking spaces.

Location

The property is located on the Gatwick Gate Industrial Estate, in Lowfield Heath. The unit is located 3.5 miles from Junction 10 of the M23.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Warehouse	9,258
Ground - Office	536
Total	9,794

Specification

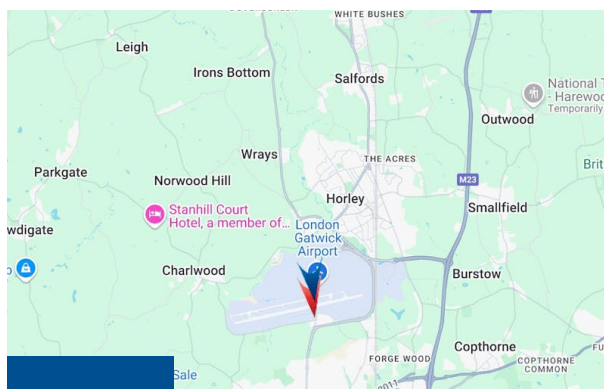
Fully refurbished
New roof
Surface level loading door
11 car parking spaces
5.78m minimum eaves

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

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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