



WAREHOUSE TO LET

Unit 2B Gatwick Gate

Gatwick Gate Industrial
Estate, Charlwood Road,
Crawley, RH11 0TG

INDUSTRIAL TO LET

22,238 sq ft

- Surface level loading door
- Fully refurbished
- New roof
- EV charging
- 24 car parking spaces
- 200 amp three phase supply

Unit 2B Gatwick Gate, Gatwick Gate Industrial Estate, Charlwood Road, Crawley, RH11 0TG

Summary

Available Size	22,238 sq ft
Rent	£15.25 per sq ft plus VAT
Business Rates	Due to be reassessed upon occupation.
Service Charge	£10,124.01 per annum plus VAT, 2026 figure
EPC Rating	A (19)

Description

The unit comprises of an mid terrace warehouse with ground floor and first floor office space. The unit has been comprehensively refurbished, benefitting from a new roof, 5.75m minimum eaves, a surface level loading door, air conditioning to offices, double glazed windows throughout, WC facilities on ground floor and first floor and EV charging.

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	20,117
Ground - Office	1,060
1st - Office	1,060
Total	22,237

Specification

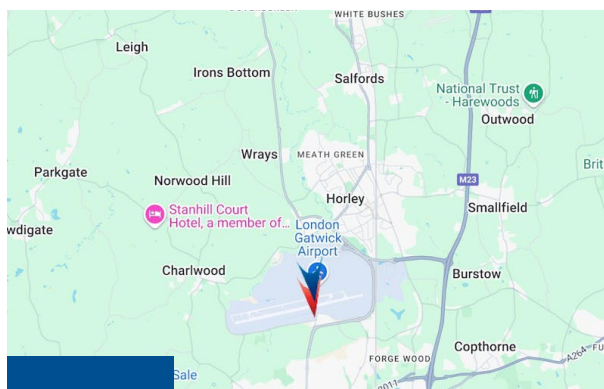
Fully refurbished
New roof
5.75m min / 6.5m max eaves
EV charging
24 car parking spaces

Terms

A new full repairing and insuring lease it to be made available 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

Harry Deacon-Jackson

07907 483182

hdj@ftdjohns.co.uk

