FTDJOHNS

To Let



WAREHOUSE UNIT TO LET

Unit 3B/3C Gatwick Gate Industrial Estate

Charlwood Road, Lowfield Heath, Crawley, RH11 0TG

WAREHOUSE TO LET

- Fully refurbished
- 5.78 min eaves
- 2 loading doors
- 24 car parking spaces

20,363 sq ft

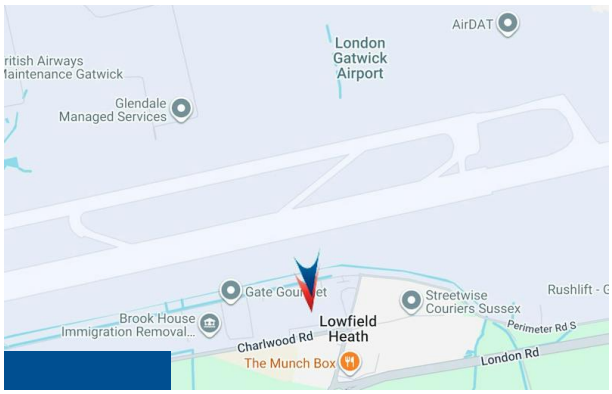
Unit 3B/3C Gatwick Gate Industrial Estate, Charlwood Road, Lowfield Heath, Crawley, RH11 0TG

Summary

Available Size	20,363 sq ft
Rent	£16.50 per sq ft pax plus VAT.
Rates Payable	£5.94 per sq ft 01.04.2026 - 31.03.2027.
Rateable Value	£218,000
Service Charge	£0.85 per sq ft plus VAT.
EPC Rating	B (43)







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 24 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	sq m	Availability
Ground - Warehouse	18,748	1,741.75	Available
Ground - Office	928	86.21	Available
1st - Office	687	63.82	Available
Total	**20,363**	**1,891.78**	

Specification

Fully refurbished
New roof
Surface level loading door
24 car parking spaces
5.78m min eaves

Terms

A new lease is 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

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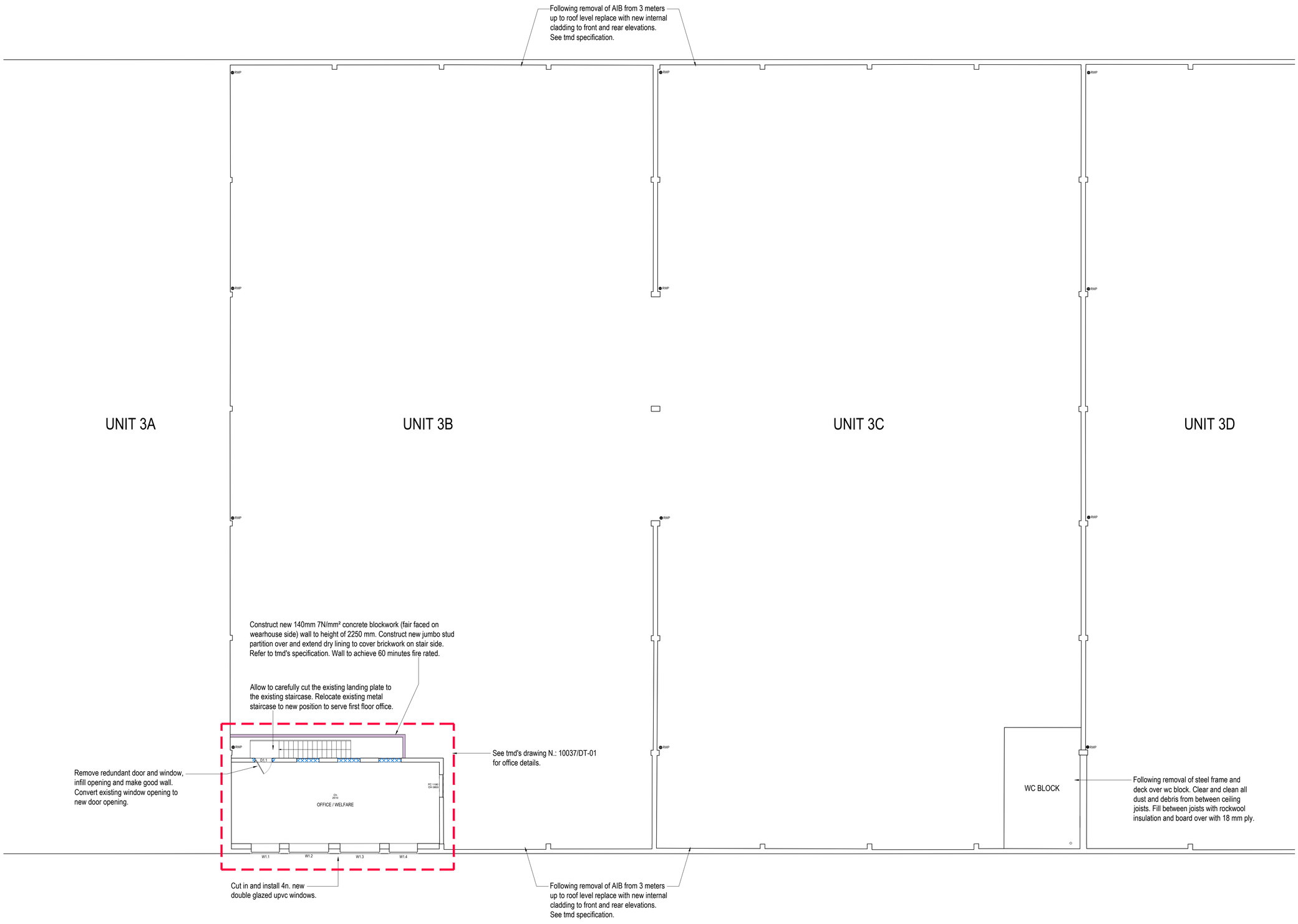
NOTES

All dimensions and levels to be checked by Contractor and verified before work commences; dimensions must be not be scaled from this drawing.

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PROPOSED FIRST FLOOR PLAN

Scale 1:100

0 1 2 3 4 5 6 7 8 9 10

METRES

WALL TYPE LEGEND

- New cavity wall.
- New 140 mm concrete blockwork.
- New 140 mm Jumbo stud partition.
- New 100 mm new plaster board stud partition.

T2	WINDOW CONFIGURATION UPDATED	27.03.2019
T1	TENDER ISSUE	18.03.2019

revisions

TENDER ISSUE

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tmd
chartered surveyors and project managers

Project

UNITS 3B & 3C
GATWICK GATE, CHARLWOOD ROAD, CRAWLEY
RH11 0TE

Drawing:

PROPOSED
FIRST FLOOR PLAN

Scale:	Date:	Drawn By:	Checked By:
1:100 @ A1	MARCH 2019	EP	LB

Job No.	Drg No.	Rev'n				
10037	1-03		T1	T2	.	.
	A1 CAD:352	.	.	.	.	.

To rear elevation make good blockwork and cladding panels following removal of redundant vents and flue pipework.

New security grade door to rear elevation. Including new panel over.

Allow to replace all insulated panels to underside of box gutters (both units). Allow to clean all high level steelwork.

Replace section of damaged rainwater down pipe.

following demolition of blockwork walls adapt the metal straps as necessary. Refer to Structural Engineers details

Suitably prepare concrete floor and apply epoxy sealer to warehouse floors.

Allow to cut out and infill the existing pit and drainage channels cut into the floor. Refer to the structural Engineer's details.

Prepare and decorate all previously painted portal frame members and other supports. All blockwork and all warehouse floors. Refer to tmd's specification for details.

UNIT 3A

UNIT 3B

UNIT 3C

UNIT 3D

NOTE :
5 No. bays of blockwork are not tied to steel beans. Install metal straps to suitably support and tie-in to steelwork columns and concrete beams at head.

Construct new 140mm 7N/mm² concrete blockwork (fair faced on wearhouse side) wall to height of 2250 mm. Construct new jumbo stud partition over and extend dry lining to cover brickwork on stair side. Refer to tmd's specification. Wall to achieve 60 minutes fire rated.

Allow to carefully cut the existing landing plate to the existing staircase. Relocate existing metal staircase to new position to serve first floor office.

Install metal corner protection guard to full height.

Make good/replace damaged blockwork to corner.

See tmd's drawing N.: 10037/DT-01 for office / tollet details.

Infill existing door opening with blockwork to suit.

New MIP WC.

Existing timber screen and door to be removed and infilled with new cavity wall incorporated new fire exit and windows. Refer to Structural Engineer details for new foundations for new cavity wall.

New fire exit door.

Replace existing roller shutter doors with new electric operated insulated sectional overhead doors with vision panels. See tmd's specification.

New upvc double glazed windows to match existing profile.

Existing timber screen and door to be removed and infilled with new cavity wall incorporated new fire exit and windows. Refer to Structural Engineer details for new foundations for new cavity wall.

New fire exit door.

Replace existing roller shutter doors with new electric operated insulated sectional overhead doors with vision panels. See tmd's specification.

Install metal corner protection guard to full height.

Blockwork to corner damaged. Allow to replace damaged blockwork up to 1.5m high.

Replace damaged inspection chamber cover and replace with new heavy duty cover.

Replace 2 No. damaged blocks to blockwork wall at circa 3m high.

Replace 5 No. damaged blocks to blockwork wall at low level.

All to scrabble / grid existing deposits from concrete floor to finish flush and level and smooth as per extjs adjacent floor finishes.

Rake out and replace sealant to all floor movement joints to 3B and 3C units.

Replace 8 No. damaged blocks to blockwork wall at low level.

See tmd's drawing N.: 10037/DT-01 for details.

New plasterboard ceiling lining fixed to existing timber joints. Skim plaster coat ready to receive decorations.

Existing WC's refurbished and reconfigured to provide seperate Male & Female WC's.

PROPOSED GROUND FLOOR PLAN
Scale 1:100

0 1 2 3 4 5 6 7 8 9 10
METRES

LEGEND
- New armco barrier to protect pedestrian walkway to kerb line of front elevation.
- Approx position of movement joints to concrete floor slabs.
- Where blockwork has been previously plastered allow to make good any damage and decorate white.

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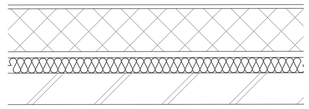
APPROXIMATE GROSS INTERNAL AREAS

UNIT 3B
GROUND = 906.7m² (9759ft²)
FIRST = 46.4m² (499ft²)

UNIT 3C
GROUND = 907.5m² (9768ft²)
FIRST = N/A

TOTAL = 1860.6m² (20027ft²)

WALL TYPE LEGEND
- New cavity wall.
- New 140 mm concrete blockwork.
- New 140 mm Jumbo stud partition.
- New 100 mm new plaster board stud partition.



NEW CAVITY WALL DETAIL
Scale 1:10

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T1	TENDER ISSUE	18.03.2019

revisions

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chartered surveyors and project managers

Project
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PROPOSED
GROUND FLOOR PLAN

Scale:	Date:	Drawn By:	Checked By:
1:100 @ A1	MARCH 2019	EP	LB

Job No.	Drg No.	Rev'n				
10037	G-03		T1	T2	.	.
	A1 CAD 002	.	.	.	.	.