



## WAREHOUSE UNIT TO LET

### Unit 3E Gatwick Gate

Charlwood Road, Crawley,  
RH11 0TG

# WAREHOUSE TO LET

9,918 sq ft

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

# Unit 3E Gatwick Gate, Charlwood Road, Crawley, RH11 0TG

## Summary

<b>Available Size</b>	9,918 sq ft
<b>Rent</b>	£16.50 per sq ft pax plus VAT.
<b>Rates Payable</b>	£4.93 per sq ft 01.04.2024-31.03.2025
<b>Rateable Value</b>	£89,500
<b>Service Charge</b>	£7,588.61 per annum plus VAT.
<b>EPC Rating</b>	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 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:

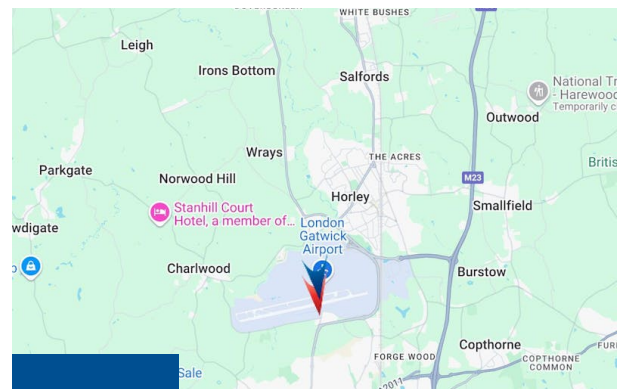
Name	sq ft	sq m
Ground - Warehouse	9,380	871.43
Ground - Office	538	49.98
<b>Total</b>	<b>9,918</b>	<b>921.41</b>

## Specification

Fully refurbished  
New roof  
Surface level loading  
8 car parking spaces  
5.78m minimum eaves  
100 amp supply / 69 kVA

## Terms

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



## Viewing & Further Information

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