



## WAREHOUSE TO LET

### Unit 2A Gatwick Gate

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

# WAREHOUSE TO LET

**22,464 sq ft**

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

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

## Summary

<b>Available Size</b>	22,464 sq ft
<b>Rent</b>	£15.25 per sq ft plus VAT
<b>Business Rates</b>	Due to be reassessed upon occupation.
<b>Service Charge</b>	£10,519.29 per annum plus VAT, 2026 figure
<b>EPC Rating</b>	A (17)

## Description

The unit comprises of an end of 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	20,344
Ground - Office	1,060
1st - Office	1,060
<b>Total</b>	<b>22,464</b>

## Specification

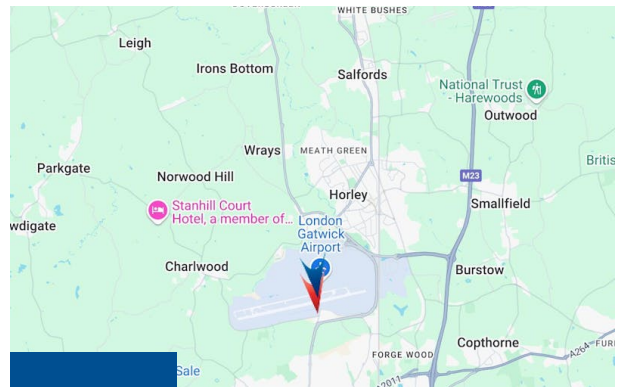
Fully refurbished  
New roof  
5.75m min / 6.5m max eaves  
EV charging  
24 car parking spaces

## 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

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