

TO LET  
Unit 3E

Gatwick Gate, Charlwood Road, Lowfield Heath, Crawley RH11 0TG



Gatwick Gate  
INDUSTRIAL ESTATE

9,917 SQ FT (921.32 SQ M) INDUSTRIAL/WAREHOUSE UNIT

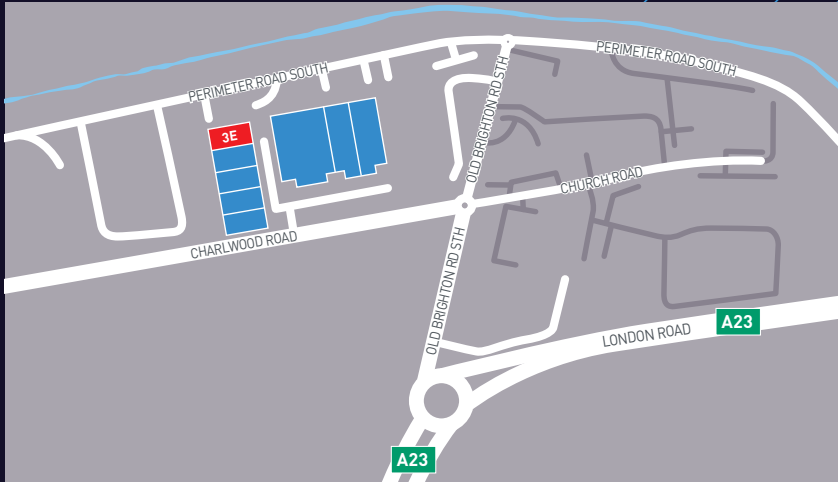


Prime location with excellent access to Manor Royal Business District, the M23 and Gatwick Airport



# Gatwick Gate

INDUSTRIAL ESTATE



## Location

Situated in a prime location with superb access to the national motorway network and Gatwick Airport. Gatwick Gate is adjacent to the A23, north of Manor Royal Business District and directly south of the airport.

Junction 10, M23	4.2 miles
Junction 7, M23/M25 interchange	15.3 miles
Gatwick Airport	3.6 miles
Heathrow Airport	42.2 miles
Eurotunnel Terminal Folkestone	73.2 miles
Crawley Railway Station	2.8 miles
Three Bridges Railway Station	3.3 miles

# TO LET Unit 3E

## Accommodation (approx GIA)

Unit 3E	sq ft	sq m
Ground/Warehouse	9,917	921.32

### Key Benefits

- MINIMUM EAVES HEIGHT 5.8M
- 10 CAR PARKING SPACES
- GROUND FLOOR OFFICE AREA
- PRIME LOCATION WITH EXCELLENT ROAD CONNECTIONS
- APEX HEIGHT 7.3M
- UP AND OVER SECTIONAL LOADING DOOR
- ALSO FITTED WITH WARM AIR SYSTEM AND 3 PHASE POWER

### Description

End of terrace industrial/warehouse unit with 5.8m minimum eaves and 10 allocated parking spaces. The unit is fitted with a roller shutter loading door, an office/ancillary area, warm air system, 3 phase power, male and female WCs and has an apex height of 7.3m.

### Terms

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



### Rent

On Application.

### Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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## EPC Rating

Unit 3E

Upon enquiry from agents.



## Viewing

Strictly by appointment through the joint agents.



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