

**AVAILABLE Q4 2023**



## **Unit 3E Gatwick Gate**

**Charlwood Road, Lowfield Heath, Crawley, RH11 0TG**

**Industrial / Warehouse unit  
in a prime location with  
excellent access to Manor  
Royal Business District,  
Gatwick Airport and the M23**

**9,917 sq ft**  
(921.32 sq m)

- To be refurbished
- Eaves height of 5.78m rising to 7.26m at the apex
- Male and female WCs
- Roller shutter door 5.11m x 4.87m
- Ground floor office / ancillary space
- Gas warm air blower
- 3 phase electricity
- Circa 10 Car parking spaces

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## Summary

<b>Available Size</b>	9,917 sq ft
<b>Rent</b>	£125,000.00 per annum
<b>Rates Payable</b>	£5.09 per sq ft Interested parties are advised to make their own enquiries with the local authority.
<b>Rateable Value</b>	£92,500
<b>Service Charge</b>	TBC
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (57)

## Location

The property is located on the Gatwick Gate Industrial Estate located to the south of Gatwick Airport, accessed from Charlwood Road off the roundabout with the A23 London Road.

## Description

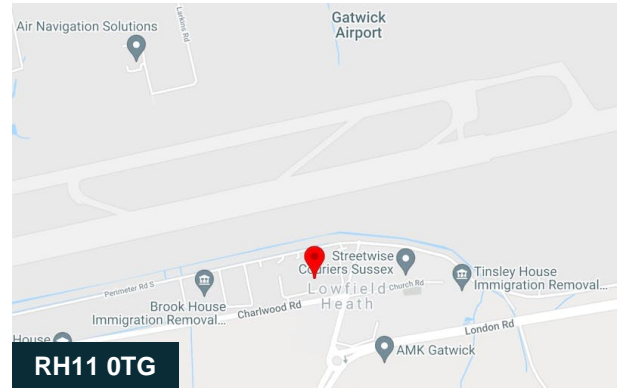
The property comprises an end of terrace warehouse unit with ground floor office / ancillary space, benefitting from a good eaves height, 3 phase electricity and good on-site car parking.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	9,917	921.32	Under Offer
<b>Total</b>	<b>9,917</b>	<b>921.32</b>	

## Terms

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



## Viewing & Further Information



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