

# TO LET/FOR SALE

# 30,793 - 87,752 SQ FT

# LOGISTICS UNITS

CROSS OAK LANE, SALFORDS, SURREY, RH1 5EX



**UNITY**  
LOGISTICS HUB

[unitylogisticshub.co.uk](http://unitylogisticshub.co.uk)



A development by

**WESTBROOK  
PARTNERS** &



**SALMON  
DEVELOPMENTS**

# LOCATION

Located within the heart of the Gatwick Diamond business region, the site fronts onto the A23 Bonehurst Road, with the A23 the principle link road between Redhill to the North and Crawley to the South. The site is within 4 miles of Gatwick Airport.

The units will benefit from excellent transport links to the Southern M25 and A23/M23. Access to the M23 (J9) and the national motorway network via the M25 (J7) provides great access to the South East.

**POPULATION OF REDHILL**   
**32,508**

**VEHICLES USING BONEHURST ROAD EVERY DAY**  
**17,741**

Stat 1: Population Census 2021-03-21 Stat 2: [www.roadtraffic.dft.gov.uk](http://www.roadtraffic.dft.gov.uk)

Selco Builders Warehouse

Redhill BMW

Lexington Freight Forwarding

Brighton mainline

Bonehurst Road

3 Phase Power  
985kVA  
combined units



CROSS OAK LANE

The 4.04 acre site, has an approved planning application to deliver 87,752 sq ft of Grade A Warehouse space, which can either be taken as a whole or in two separate units of 56,959 sq ft (5,291.6 sq m) and 30,793 sq ft (2,860.7 sq m).



## TRAVEL DISTANCES

### ROAD

<b>CRAWLEY</b>	6 MILES / 15 MINS
<b>M25</b>	6 MILES / 15 MINS
<b>CROYDON</b>	18 MILES / 25 MINS
<b>CENTRAL LONDON</b>	30 MILES / 60 MINS

### RAIL

<b>BRIGHTON</b>	43 MINS
<b>CENTRAL LONDON</b>	40 MINS

### AIRPORT

<b>GATWICK</b>	3.3 MILES / 8 MINS
<b>HEATHROW</b>	32 MILES / 57 MINS
<b>LONDON CITY</b>	46 MILES / 1 HR 8 MINS

# UNITA

## SPECIFICATION



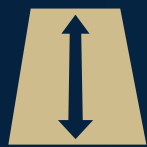
**10.5M  
CLEAR  
HEIGHT**



**3 DOCK  
LEVEL  
DOORS**



**2 LEVEL  
ACCESS  
DOORS**



**42.5M  
YARD  
DEPTH**



**GRADE A  
OFFICE  
SPACE**



**20  
CYCLE  
SPACES**

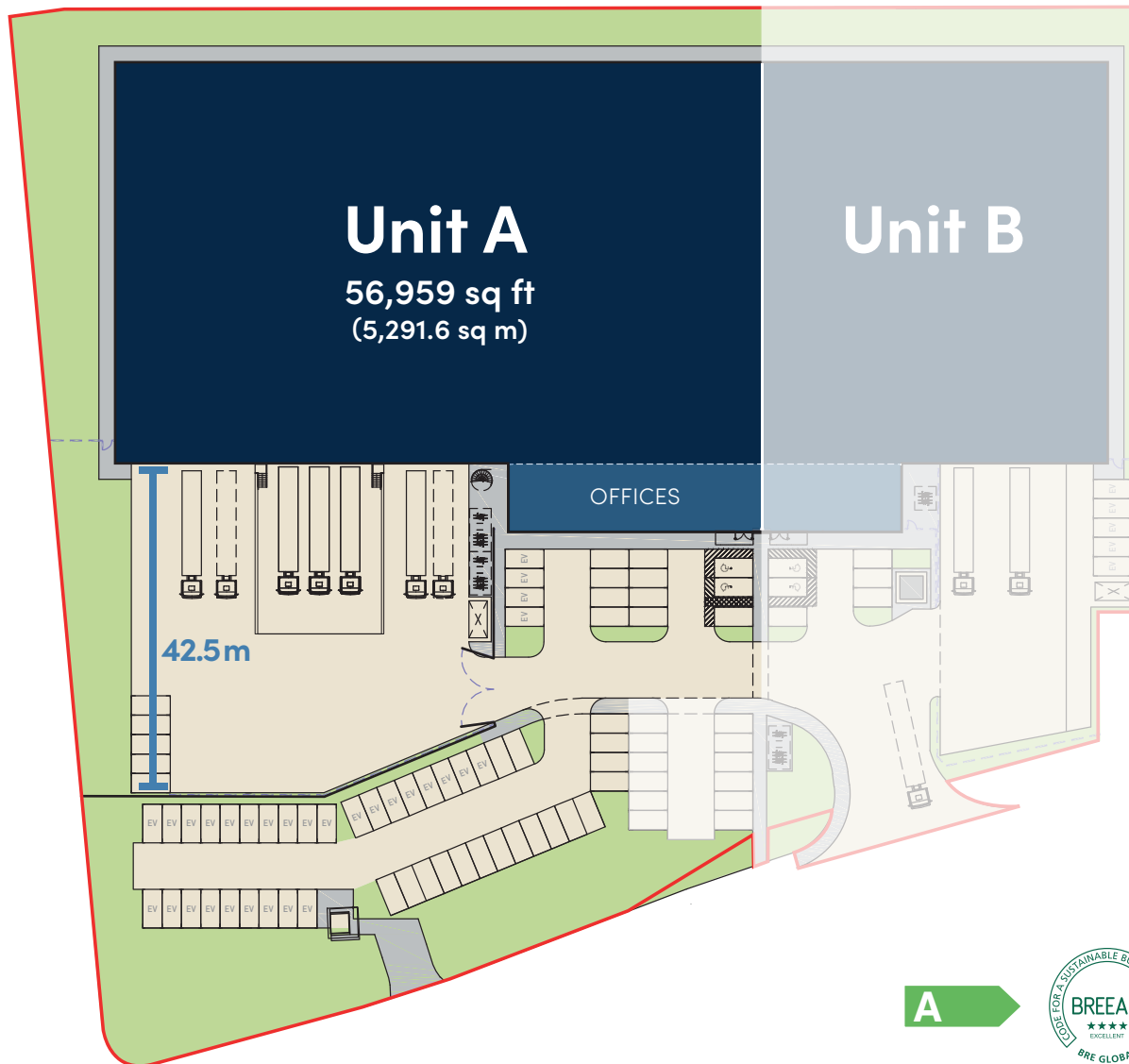


**65 CAR  
PARKING  
SPACES**



**50 K/N  
FLOOR  
LOADING**

# SITE PLAN



A



UNIT B WILL BE BUILT TO ACHIEVE A BREEAM® RATING OF 'EXCELLENT' AND AN 'EPC A' RATING

# ACCOMMODATION

## UNIT A

WAREHOUSE*	50,002 sq ft / 4,645.3 sq m
FIRST FLOOR OFFICE	3,478 sq ft / 323.2 sq m
SECOND FLOOR OFFICE	3,478 sq ft / 323.2 sq m
TOTAL	56,959 sq ft / 5,291.6 sq m

\*including office undercroft

floor areas are GEA

# SUSTAINABLE FEATURES

THE SCHEME WILL ENSURE GREEN CREDENTIALS AND HELP TO IMPROVE THE WORKING ENVIRONMENT

- TARGETING BREEAM EXCELLENT AND EPC A
- EXTERNAL LANDSCAPING AND BREAK OUT SPACE
- 10% NATURAL ROOF LIGHTS
- CYCLE PARKING
- MONEY SAVING PV PANELS
- EV CAR CHARGING POINTS

# UNIT B

## SPECIFICATION



**10.5M  
CLEAR  
HEIGHT**



**2 LEVEL  
ACCESS  
DOORS**



**37.7M  
YARD  
DEPTH**



**GRADE A  
OFFICE  
SPACE**



**14  
CYCLE  
SPACES**



**23 CAR  
PARKING  
SPACES**



**50 K/N  
FLOOR  
LOADING**

# SITE PLAN



UNIT B WILL BE BUILT TO ACHIEVE A BREEAM®  
RATING OF 'EXCELLENT' AND AN 'EPC A' RATING

# ACCOMMODATION

## UNIT B

<b>WAREHOUSE*</b>	26,884 sq ft / 2,497.6 sq m
<b>FIRST FLOOR OFFICE</b>	1,954 sq ft / 181.6 sq m
<b>SECOND FLOOR OFFICE</b>	1,954 sq ft / 181.6 sq m
<b>TOTAL</b>	<b>30,793 sq ft / 2,860.7 sq m</b>

\*including office undercroft

floor areas are GEA

# SUSTAINABLE FEATURES

THE SCHEME WILL ENSURE GREEN CREDENTIALS  
AND HELP TO IMPROVE THE WORKING ENVIRONMENT

- **TARGETING BREEAM EXCELLENT AND EPC A**
- **EXTERNAL LANDSCAPING AND BREAK OUT SPACE**
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- **CYCLE PARKING**
- **MONEY SAVING PV PANELS**
- **EV CAR CHARGING POINTS**

# ESG & SUSTAINABILITY

## MONEY SAVING PV PANELS



EPC RATING



■ Gatwick Airport



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