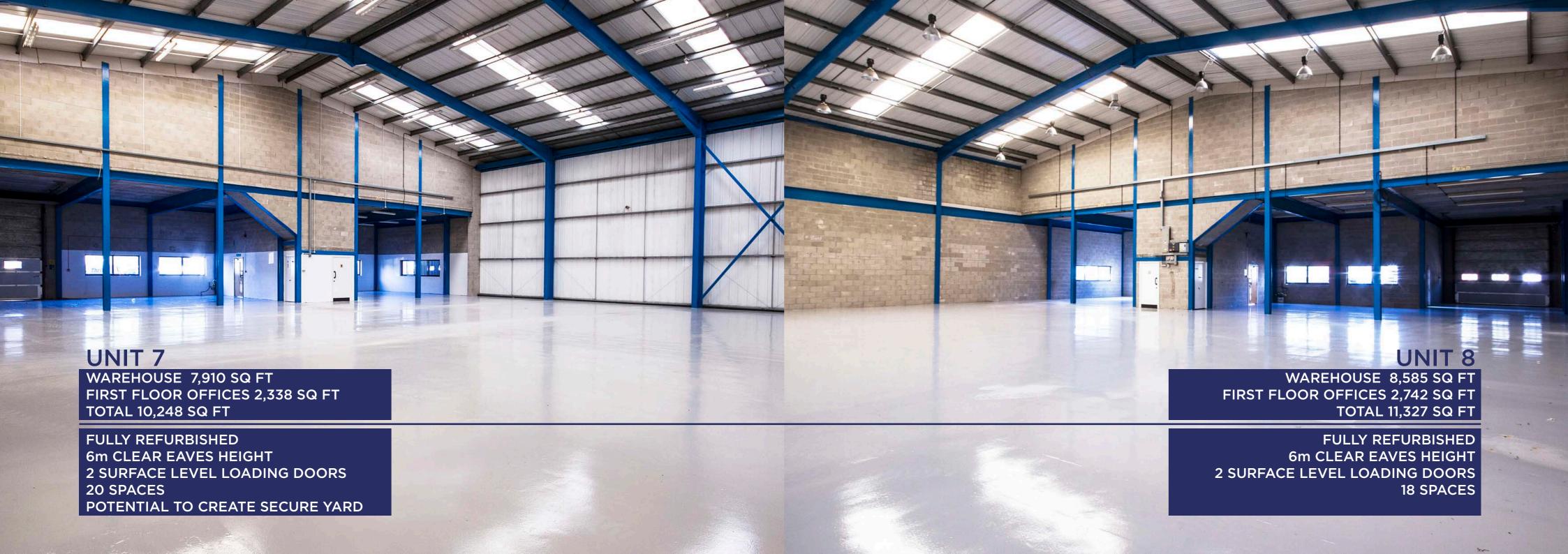


**UNITS 7 & 8**10,248 - 21,575 SQ FT 952 - 2,004 SQ M







# **UNITS 7 & 8**

# 10,248 - 21,575 SQ FT 952 - 2,004 SQ M

#### **DESCRIPTION**

Units 7 and 8 are modern industrial / warehouse properties of steel portal frame construction which have been refurbished throughout.

Offices are provided at first floor level. Externally there are forecourts and private parking.

#### COMMUNICATIONS

M23 (J9)	3.5 miles
M23 (J10)	2.0 miles
M23/M25 (J7)	9.0 miles
Gatwick Airport	2.0 miles
Three Bridges Rail Station	2.0 miles

Three Bridges and Gatwick Airport rail stations provide services to London (Victoria and London Bridge) and the South Coast (Brighton).

## **SPECIFICATION**

- · Fully Refurbished
- 6m clear eaves height
- 2 surface loading doors (per unit)
- 20 spaces (Unit 7) 18 spaces (Unit 8)
- Unit 7 has the potential to create a secure yard

## **TERMS**

A new lease is available on each, or both units.





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