

# BRUNEL CENTRE

NEWTON ROAD CRAWLEY  
WEST SUSSEX RH10 9NN



**UNITS 7 & 8**

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

**LOGICOR** 



## UNIT 7

WAREHOUSE 7,910 SQ FT  
FIRST FLOOR OFFICES 2,338 SQ FT  
TOTAL 10,248 SQ FT

FULLY REFURBISHED  
6m CLEAR EAVES HEIGHT  
2 SURFACE LEVEL LOADING DOORS  
20 SPACES  
POTENTIAL TO CREATE SECURE YARD

## UNIT 8

WAREHOUSE 8,585 SQ FT  
FIRST FLOOR OFFICES 2,742 SQ FT  
TOTAL 11,327 SQ FT

FULLY REFURBISHED  
6m CLEAR EAVES HEIGHT  
2 SURFACE LEVEL LOADING DOORS  
18 SPACES

**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.



UNIT 7



UNIT 8



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