



TO LET

INDUSTRIAL/WAREHOUSE

9,763 - 21,669 sq ft (907 - 2,013 sq m)
on a 1.14 acre site



COMMUNICATIONS:

	Miles
Crawley	8.5
Gatwick Airport	7.5
Redhill	12.1

DESCRIPTION:

Units 12-13 is a high specification, self-contained, detached industrial/warehouse building sitting on a self-contained site which is to be refurbished to a high standard and available for occupation by December 2018. The property will then provide is two self-contained units with separate yards and separate access.

ACCOMMODATION:

	sq m	sq ft
Unit 12		
Warehouse	840	9,042
Ground Floor Office	133	1,432
First Floor Office	133	1,432
Total	1,106	11,906
Unit 13		
Warehouse	605	6,512
Ground Floor Office	150	1,615
First Floor Office	84	904
Mezzanine	68	732
Total	907	9763
<i>Units 12 – 13 Total</i>	<i>2,013</i>	<i>21,669</i>

AMENITIES:

- To be refurbished
- 2 surface level loading doors
- Self-contained yards with separate entrances
- Ample parking to the front

TERMS:

Available on a new full repairing and insuring lease(s) either separately or together.

RENT:

£12.50 psf pax plus VAT.

RATES:

The current Rateable value £90,500. This will change and will need to be reassessed following the splitting of the unit.

LEGAL COSTS:

Each party is to bear its own legal costs.

Compiled September 2018

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

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