

# CRAWLEY

Unit 2A, Gatwick Gate, RH11  
0TG



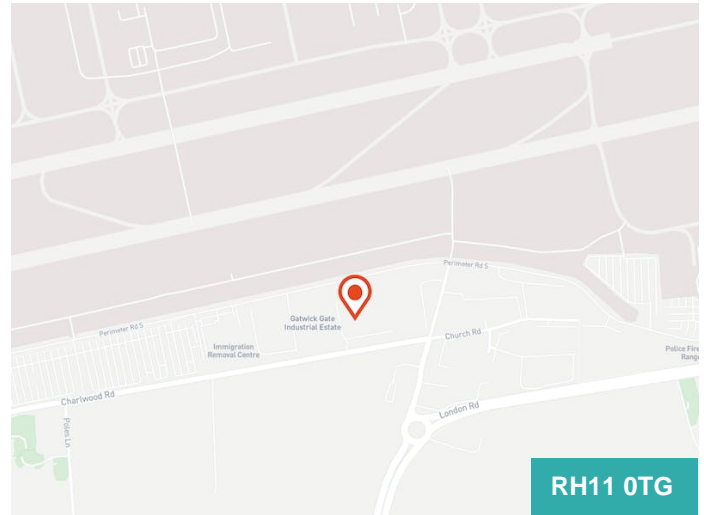
## INDUSTRIAL / WAREHOUSE TO LET

**20,000 SQ FT**

- Available now
- Flexible terms
- 5.3m min eaves / 7.3m apex
- Loading doors - 5m height
- Additional mezzanine store and office
- Forecourt and parking

**Industrial/Logistics Unit located next to M23 and Manor Royal  
Business District**

[vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	20,000 sq ft
<b>Business Rates</b>	To be assessed - estimate £60,000 payable 2021/22
<b>Estate Charge</b>	£0.40 per sq ft
<b>EPC Rating</b>	D (81)

## Description

20,000 sq ft of logistics/industrial accommodation in Gatwick Gate Industrial Estate with loading door, forecourt and parking. A mezzanine floor is fitted providing further storage and office space. Minimum eaves height - 5.3m  
Apex height - 7.3m  
Loading door - 5.3m width / 5.0m height

## Location

Situated in Gatwick Gate Industrial Estate, directly north of Manor Royal Business District.  
M23 J10 - 3.5 miles / 7 min  
Crawley town centre - 2 miles / 5 min  
Gatwick Airport - 1.5 miles / 3 min

## Accommodation

Name	sq ft	sq m
Ground - Warehouse	20,000	1,858.06
Mezzanine	8,562	795.44
<b>Total</b>	<b>28,562</b>	<b>2,653.50</b>

## Viewings

Strictly by prior appointment via Joint Agents Vail Williams LLP & Altus Group.

## Terms

Property available on a flexible basis on lease terms to be agreed - subject to applicant covenant. All enquiries to Vail Williams.



**Steve Berrett**

01293 612600

07780 324996

sberrett@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 16/08/2023

