

# CRAWLEY



Unit 3E Gatwick Gate,  
Charlwood Road, RH11 0TG



WAREHOUSE IN PRIME LOCATION.

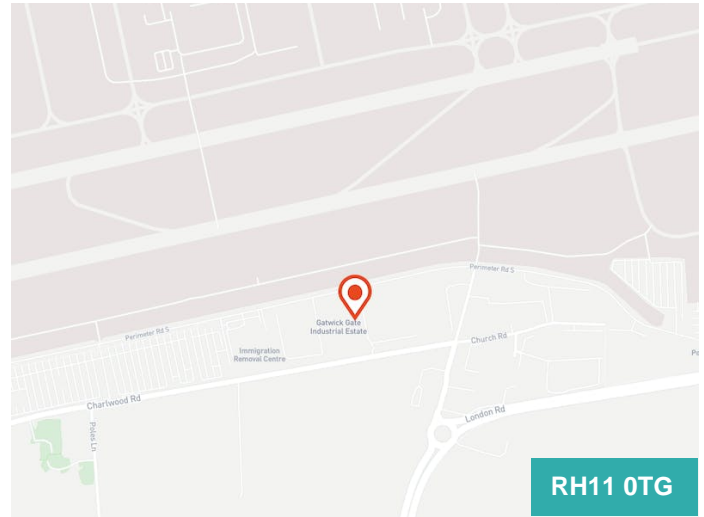
## INDUSTRIAL / WAREHOUSE TO LET

**9,917 SQ FT**

- Minimum eaves height 5.8m
- 10 car parking spaces
- Ground floor office area
- Prime location with excellent road connections
- Apex height 7.3m
- Roller shutter loading door
- Also fitted with warm air system and 3 phase power

**Industrial/warehouse unit in a prime location with excellent access to Manor Royal Business District, the M23 and Gatwick Airport.**

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## Summary

|                       |                     |
|-----------------------|---------------------|
| <b>Available Size</b> | 9,917 sq ft         |
| <b>Rent</b>           | Rent on Application |
| <b>Rates Payable</b>  | £34,024 per annum   |
| <b>Rateable Value</b> | £64,500             |
| <b>EPC Rating</b>     | Upon Enquiry        |

## Description

End of terrace industrial/warehouse unit with 5.8m minimum eaves and 10 allocated parking spaces. The unit is fitted with a roller shutter loading door, an office/ancillary area, warm air system, 3 phase power, male and female WCs and has an apex height of 7.3m.

## Location

Situated in a prime location with superb access to the national motorway network and Gatwick Airport. Gatwick gate is adjacent to the A23, north of Manor Royal Business District and directly south of the airport.

## Accommodation

The accommodation comprises of the following

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 9,917        | 921.32        | Available    |
| <b>Total</b>       | <b>9,917</b> | <b>921.32</b> |              |

## Viewings

Strictly by appointment through Vail Williams and joint agents Altus Group.

## Terms

Available by way of new full repairing and insuring lease on terms to be agreed. Rent on Application

## Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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