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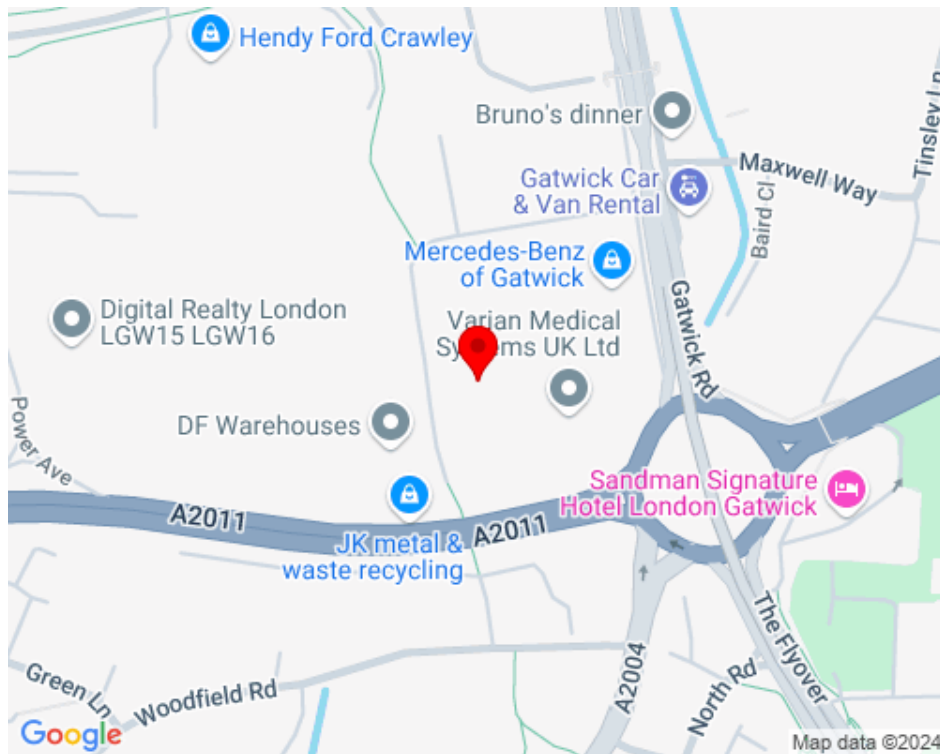
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Unit C, 1 - 4 Woolborough Lane, Crawley RH10 9AG

TO LET: REFURBISHED INDUSTRIAL/WAREHOUSE UNITS - 7,427 - 45,067 SQ FT (690 - 4,187 SQ M)

# LOCATION



Woolborough Lane is located off Gatwick Road, on the Manor Royal Business District.

Gatwick Airport is 1 mile to the north and the units benefit from excellent access to the M23 and M24 motorway networks.

## Description

Industrial/warehouse accommodation of steel portal frame construction with clad elevations and roof. Available as a whole or divided, each unit benefits from electric loading doors, translucent roof lights, loading and parking.

There are ground floor offices and WCs within each unit.

## Key Features

- Fully refurbished
- Electric loading doors
- All new welfare
- Air conditioned offices
- Excellent car parking
- EPC 'A'
- EV charging
- New showers
- 7,545 – 30,232 sq ft (768 – 2,808 sq m)

## Accommodation

### Unit C1 - NOW LET

W/H: 13,386 sq ft (1,244 sq m)

Office: 1,760 sq ft (164 sq m)

**Total: 15,146 sq ft (1,408 sq m)**

### Unit C2 - NOW LET

W/H: 14,350 sq ft (1,333 sq m)

Office: 745 sq ft (69 sq m)

**Total: 15,095 sq ft (1,402 sq m)**

### Unit C3 - NOW LET

W/H: 6,777 sq ft (630 sq m)

Office: 768 sq ft (71 sq m)

**Total: 7,545 sq ft (701 sq m)**

### Unit C4 - AVAILABLE

W/H: 6,811 sq ft (633 sq m)

Office: 781 sq ft (72 sq m)

**Total: 7,592 sq ft (705 sq m)**

### Overall Total

W/H: 41,324 sq ft (3,839 sq m)

Office: 4,054 sq ft (377 sq m)

**Total: 45,378 sq ft (4,216 sq m)**

## Terms

New full repairing and insuring leases are available on rental terms to be agreed, at a rent of £14.50 psf.

## EPC

Rating 'A'

## Business Rates

To be assessed



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Joint Agents Graves Jenkins & JLL.

### **Graves Jenkins - 01293 401040**

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