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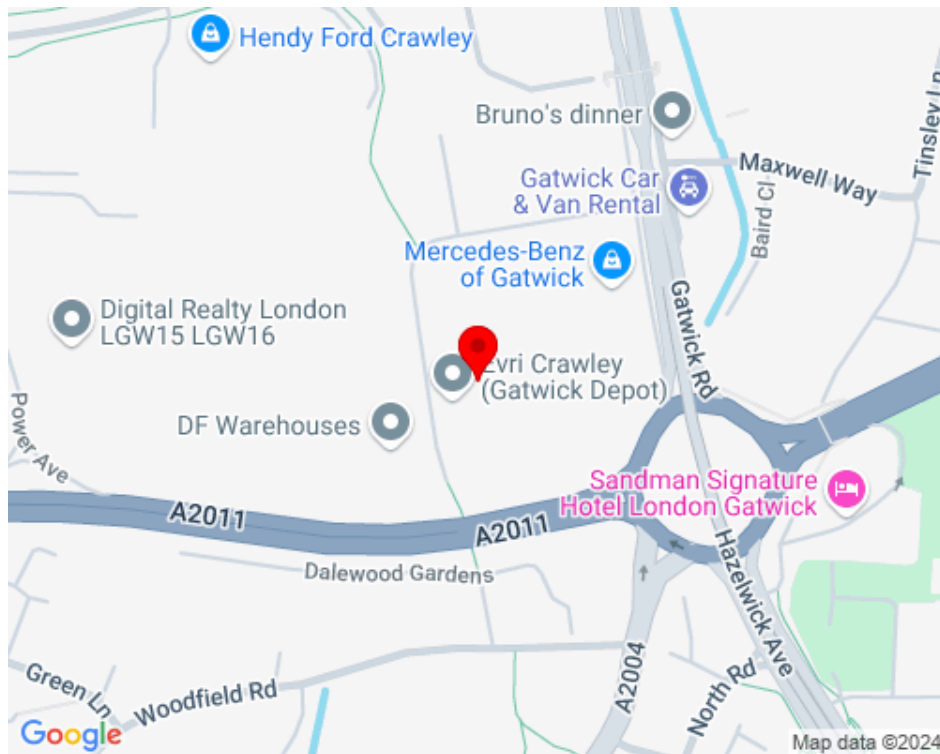
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Unit C, 1 - 4 Woolborough Lane, Crawley RH10 9AG

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 - 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 - AVAILABLE

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 - UNDER OFFER

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

Stephen Oliver 07786 577323

oliver@graves-jenkins.com

David Bessant 07767 422530

bessant@graves-jenkins.com

JLL

Tim Clement 07970 092974

tim.clement@eu.jll.com

Qas Akhtar 07756 201036

qas.akhtar@eu.jll.com











GET IN TOUCH
gravesjenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
Crow Place
17 Brighton Road
Crawley
West Sussex
RH10 6AE