

TO LET/FOR SALE

30,793 - 87,752 SQ FT

LOGISTICS UNITS

CROSS OAK LANE, SALFORDS, SURREY, RH1 5EX



UNITY
LOGISTICS HUB

unitylogisticshub.co.uk



A development by

**WESTBROOK
PARTNERS** &



**SALMON
DEVELOPMENTS**

LOCATION

Located within the heart of the Gatwick Diamond business region, the site fronts onto the A23 Bonehurst Road, with the A23 the principle link road between Redhill to the North and Crawley to the South. The site is within 4 miles of Gatwick Airport.

The units will benefit from excellent transport links to the Southern M25 and A23/M23. Access to the M23 (J9) and the national motorway network via the M25 (J7) provides great access to the South East.

POPULATION OF REDHILL



32,508

VEHICLES USING BONEHURST ROAD EVERY DAY

17,741

Selco Builders Warehouse

Redhill BMW

Lexington Freight Forwarding

Brighton mainline

Bonehurst Road

3 Phase Power
985kVA
combined units



CROSS OAK LANE

The 4.04 acre site, has an approved planning application to deliver 87,752 sq ft of Grade A Warehouse space, which can either be taken as a whole or in two separate units of 56,959 sq ft (5,291.6 sq m) and 30,793 sq ft (2,860.7 sq m).



TRAVEL DISTANCES

ROAD

CRAWLEY	6 MILES / 15 MINS
M25	6 MILES / 15 MINS
CROYDON	18 MILES / 25 MINS
CENTRAL LONDON	30 MILES / 60 MINS

RAIL

BRIGHTON	43 MINS
CENTRAL LONDON	40 MINS

AIRPORT

GATWICK	3.3 MILES / 8 MINS
HEATHROW	32 MILES / 57 MINS
LONDON CITY	46 MILES / 1 HR 8 MINS

UNITA

SPECIFICATION



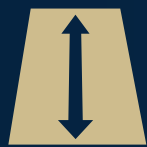
**10.5M
CLEAR
HEIGHT**



**3 DOCK
LEVEL
DOORS**



**2 LEVEL
ACCESS
DOORS**



**42.5M
YARD
DEPTH**



**GRADE A
OFFICE
SPACE**



**20
CYCLE
SPACES**

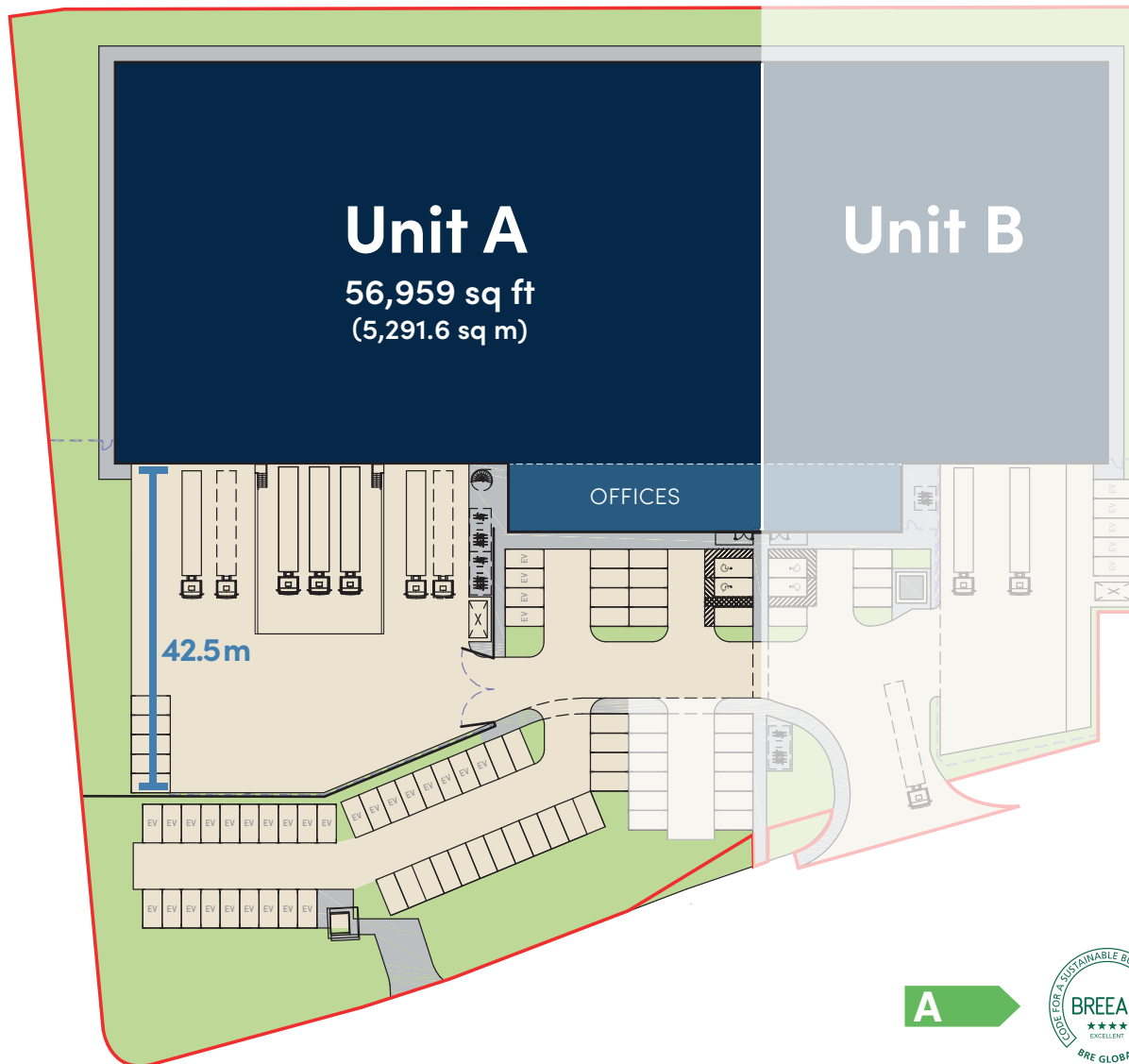


**65 CAR
PARKING
SPACES**



**50 K/N
FLOOR
LOADING**

SITE PLAN



A



UNIT B WILL BE BUILT TO ACHIEVE A BREEAM® RATING OF 'EXCELLENT' AND AN 'EPC A' RATING

ACCOMMODATION

UNIT A

WAREHOUSE*	50,002 sq ft / 4,645.3 sq m
FIRST FLOOR OFFICE	3,478 sq ft / 323.2 sq m
SECOND FLOOR OFFICE	3,478 sq ft / 323.2 sq m
TOTAL	56,959 sq ft / 5,291.6 sq m

*including office undercroft

floor areas are GEA

SUSTAINABLE FEATURES

THE SCHEME WILL ENSURE GREEN CREDENTIALS AND HELP TO IMPROVE THE WORKING ENVIRONMENT

- TARGETING BREEAM EXCELLENT AND EPC A
- EXTERNAL LANDSCAPING AND BREAK OUT SPACE
- 10% NATURAL ROOF LIGHTS
- CYCLE PARKING
- MONEY SAVING PV PANELS
- EV CAR CHARGING POINTS

UNIT B

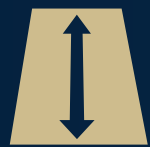
SPECIFICATION



**10.5M
CLEAR
HEIGHT**



**2 LEVEL
ACCESS
DOORS**



**37.7M
YARD
DEPTH**



**GRADE A
OFFICE
SPACE**



**14
CYCLE
SPACES**



**23 CAR
PARKING
SPACES**



**50 K/N
FLOOR
LOADING**

SITE PLAN



UNIT B WILL BE BUILT TO ACHIEVE A BREEAM®
RATING OF 'EXCELLENT' AND AN 'EPC A' RATING

ACCOMMODATION

UNIT B

WAREHOUSE*	26,884 sq ft / 2,497.6 sq m
FIRST FLOOR OFFICE	1,954 sq ft / 181.6 sq m
SECOND FLOOR OFFICE	1,954 sq ft / 181.6 sq m
TOTAL	30,793 sq ft / 2,860.7 sq m

*including office undercroft

floor areas are GEA

SUSTAINABLE FEATURES

THE SCHEME WILL ENSURE GREEN CREDENTIALS
AND HELP TO IMPROVE THE WORKING ENVIRONMENT

- **TARGETING BREEAM EXCELLENT AND EPC A**
- **EXTERNAL LANDSCAPING AND BREAK OUT SPACE**
- **10% NATURAL ROOF LIGHTS**
- **CYCLE PARKING**
- **MONEY SAVING PV PANELS**
- **EV CAR CHARGING POINTS**

ESG & SUSTAINABILITY

MONEY SAVING PV PANELS



EPC RATING



■ Gatwick Airport



**AVISON
YOUNG**

020 7236 6363
avisonyoung.co.uk/112623

Sam Vyas
07962 362 708
sam.vyas@avisonyoung.com

Chris Proctor
07798 690 234
chris.proctor@avisonyoung.com

**Knight
Frank**

020 7629 8171
knightfrank.co.uk

Gus Haslam
07885 596 877
gus.haslam@knightfrank.com

Elliot Evans
07870 802 628
elliot.evans@knightfrank.com

SHW SHW.CO.UK

01293 441300

Tim Hardwicke
07989 420 989
thardwicke@shw.co.uk

Laura Miles
07947 373 275
lmiles@shw.co.uk



UNITY
LOGISTICS HUB

/// what3words
spray.clean.cope

**UNITY LOGISTICS HUB,
CROSS OAK LANE, SALFORDS,
SURREY, RH1 5EX**

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**SALMON
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