

Unit B Woolborough Lane

Crawley, RH10 9AQ

Detached Warehouse with Quality Offices & Yard - 15,200 sq ft



- Excellent road connectivity via the M23 to Gatwick Airport, M25, and the South East
- Established industrial location
- Available Immediately
- Flexible lease terms available until June 2027
- Self Contained Facility



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To Let

Location

Woolborough Lane is accessed via Gatwick Road, immediately off the A2011 which connects to the M23 J10 providing access to the M25 (9 miles), Gatwick Airport (1 mile) and the South East. Crawley train station is 2 km south west and provides a 40-minute journey into central London.

Description

Unit B comprises three adjoining warehouse / industrial units in a detached block of steel portal frame construction and metal profile clad roof. Externally there is a good sized private concrete yard providing storage circulation and parking. The gross site area is approximately 0.93 acres providing a low site cover of 38%.

The property benefits from the following specification:

- 5m eaves
- 4 level access loading doors
- 23 car parking spaces
- Access Controlled Fenced Yard
- Air Conditioned Offices (Can be removed/reduced)

Terms/Rent

Available by way of assignment of the current lease that expires in June 2027, or alternatively a sub-lease for a term to be agree. A longer lease may be available from the Landlord .

EPC

EPC available on request

Contact

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Viewing

Strictly by prior arrangement with the sole agents

Anna Worboys

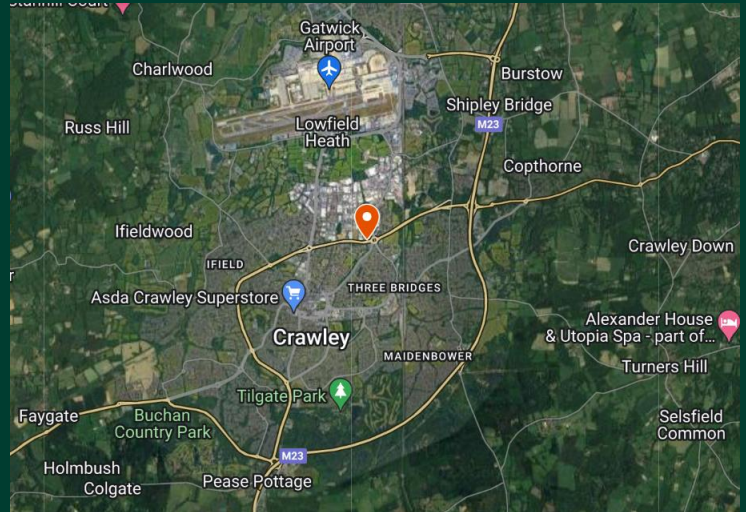
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Accommodation

	Total (sq ft)	Total (sqm)
Warehouse	7,536	700.15
Offices	7,664	712.00
Total	15,200	1,412.15
Yard / Parking	15,000	1,393.53



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