

# JERSEY FARM BUSINESS PARK



GATWICK  
RH11 7ST



**NEW  
INDUSTRIAL  
WAREHOUSE  
UNIT**

[JERSEYFARMGATWICK.CO.UK](http://JERSEYFARMGATWICK.CO.UK)

**19,120 SQ FT  
1,776 SQ M**

**JERSEY FARM BUSINESS PARK**  
GATWICK RH11 7ST



**ACCOMMODATION**

Ground Floor	– 15,577 sq ft	1,447.13 sqm
First Floor	– 3,544 sq ft	329.22 sqm
<b>TOTAL</b>	<b>– 19,121 sq ft</b>	<b>1,776.35 sqm</b>

All measurements on a GEA basis

**SPECIFICATION**

- Detached unit
- Self contained yard
- 7.8m eaves minimum
- 3 electric loading doors
- Female, male and disabled wc
- Showers
- Air conditioning to offices
- 20 car spaces (inc 6 electric charging points)
- Lift within offices

**SUSTAINABILITY**

The building will meet BREEAM 'Excellent' for Energy and Water standards and will be made ready for any proposed district energy network.  
EPC target B

**TIMING**

Detailed planning consent has been received for the development. The unit can be built within 9 months from an exchange of an Agreement for Lease.

**TERMS**

Full information upon application.

**VAT**

VAT will be payable on the terms quoted.

**LEGAL COSTS**

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

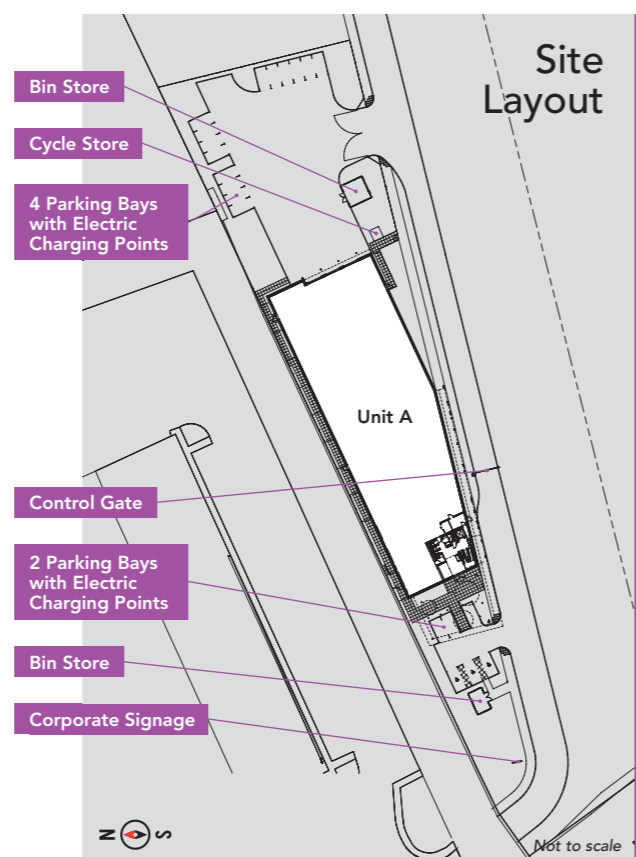
**Jersey Farm Business Park is situated at the western end of County Oak Way just a quarter of a mile from the Junction with the A23 dual carriage way.**

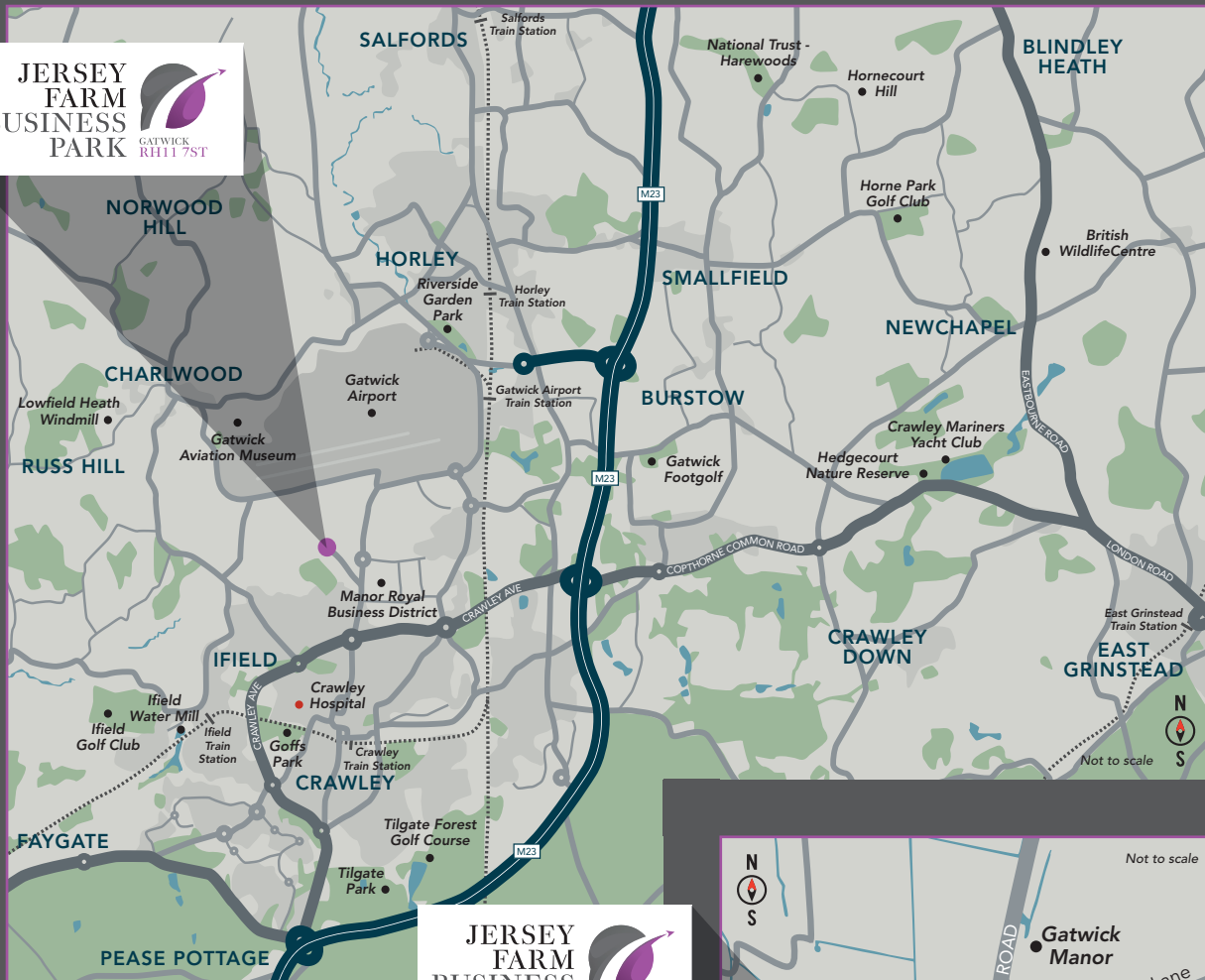
The M23 J10 is under 3 miles to the east and London Gatwick Airport located 4 miles to the north. Acorn Retail Park (M&S Foods, ALDI and Smyths Toys), is close by.

Planning consent has been granted for a new industrial / warehouse development at Jersey Farm Business Park.

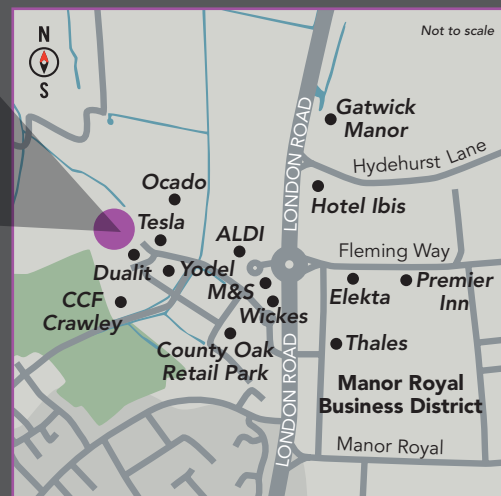
Pre-let interest is being sought for the development which will comprise a stunning industrial / warehouse building, fronted by a large reception and first floor offices. The total size will be 19,120 sq ft GEA.

There will be car parking and drop off area under an attractive canopy at the front, with loading and further parking to the rear.





**LOCATION MAPS**



**TRAVEL BY ROAD**

- M23 Junction 9 – 6 miles
- M23 Junction 10 – 3 miles
- M23 Junction 11 – 4.6 miles

**TRANSPORT LINKS**

- Gatwick Airport – 4.6 miles
- Crawley Train Station – 2.1 miles

**ALL ENQUIRIES**

**Vail Williams**  
**01293 612600**  
 vailwilliams.com

**KBA**  
 www.kba-property.co.uk  
**01293 422202**

Unit 4 Peveril Court  
 6-8 London Road  
 Crawley RH10 8JE

Spectrum House  
 Beehive Ring Rd  
 Gatwick RH6 0LG

**01293 612 600**  
 vailwilliams.com

**01293 422 202**  
 kba-property.co.uk

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