

**Units A1 & A2 Old Brighton Road, Lowfield Heath, Crawley, Gatwick RH11 0PR**

**50,255 Sq ft TO LET**

**A1 37,800 sq ft (3,511 Sq m) & A2 12,455 sq ft (1,156 Sq m)**

**Industrial/ Warehouse Units**

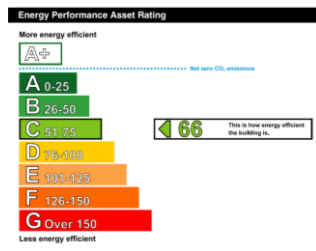


**Description**

**Unit A1**

- 6.5m Min. Eaves height (7.8m max)
- 3 loading doors
- Fully fitted offices, meeting rooms, canteen, kitchens.
- Centrally heated and air conditioned offices

Accommodation	Sq Ft	Sq M
Ground floor warehouse	24,955	2,318
Ground floor storage/ offices	6,430	597
First floor offices	6,415	596
<b>Total</b>	<b>37,800</b>	<b>3,511</b>



- **Prominent Location**
- **6.5m min. eaves height**
- **4 miles to M23**
- **12 miles to M25**
- **Adjacent to London Gatwick Airport main runway**

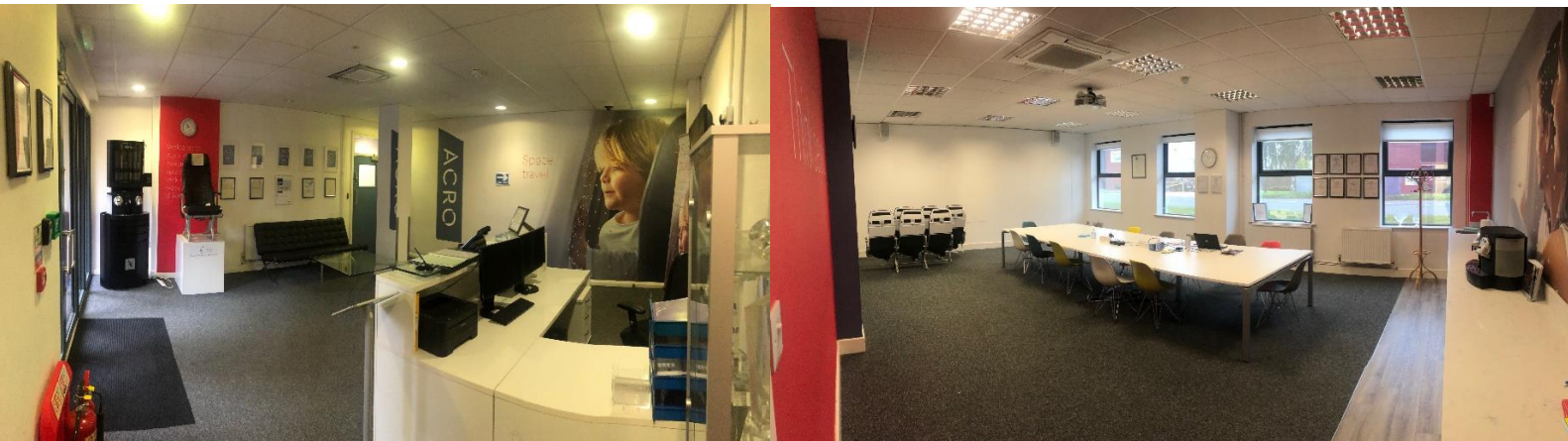
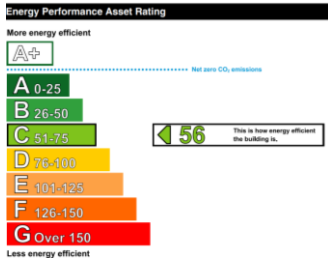
The Lessor of this property does not make or give, and neither the agents nor their employees have authority to make or give, any representation or warranty whatever in relation to this property, its plant, services or electrical equipment. The particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, but this cannot be guaranteed and the particulars are expressly excluded from any contract. October 2020.

# Units A1 & A2 Old Brighton Road, Lowfield Heath, Crawley, Gatwick RH11 0PR

## Unit A2

- 6.3m Min. eaves height (7.8m max)
- 1 Full height loading door
- Fully fitted offices, kitchen and WCs
- Centrally heated and Air conditioned Offices

Accommodation	Sq ft	Sq m
Ground floor warehouse	10,023	931
Ground floor Offices	1,213	112
First floor Offices	1,219	113
<b>Total</b>	<b>12,455</b>	<b>1,156</b>

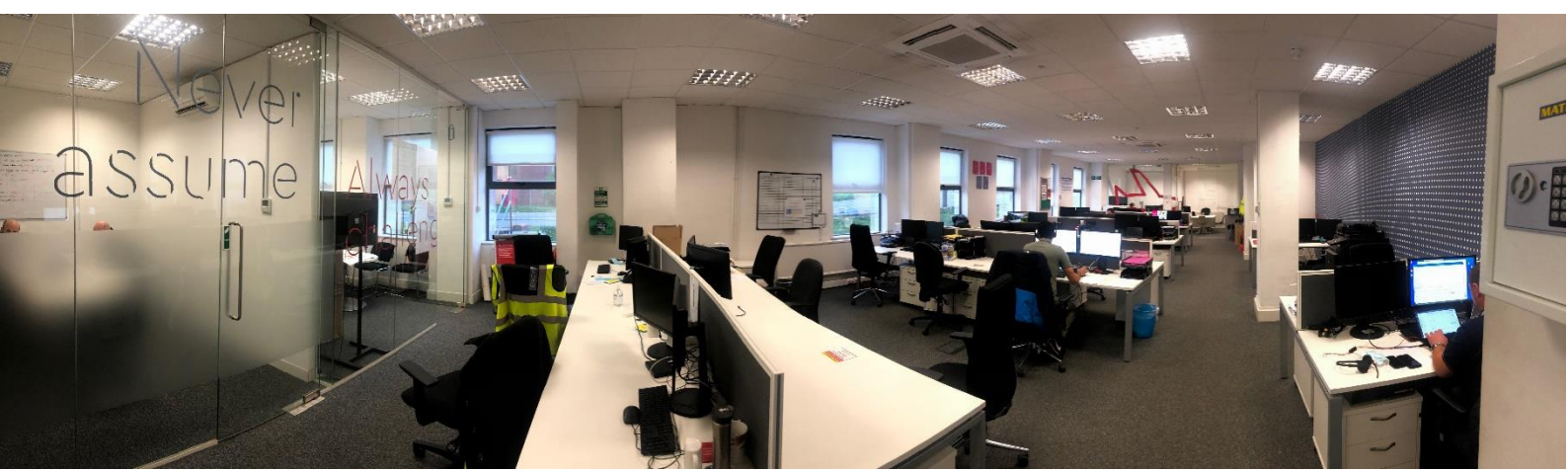


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\*(Internal / External warehouse photos taken prior to occupation)

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## Lease Terms

An assignment or sublet is available for a term expiring 24<sup>th</sup> December 2024.

A new, longer lease may be available direct from the landlord, subject to negotiation.

## Rent

£545,000 per annum exclusive of all other outgoings

## Viewing

For further information and viewings, please contact

Sole agents:

Holly Algar

E: [holly@psk.co.uk](mailto:holly@psk.co.uk)

T: 07912 180850

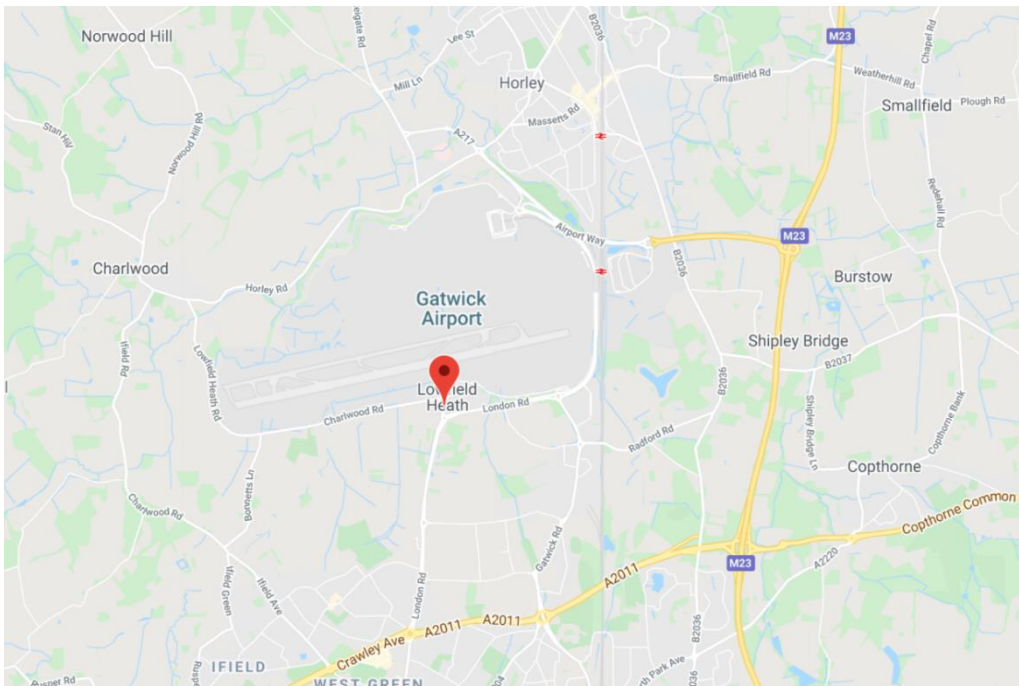
Nigel Knighton

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T: 07973 406828



## SATNAV RH11 0PR



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- **6.5m min. eaves height**
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