

TO LET | INDUSTRIAL/WAREHOUSE

16,805 SQ FT

**B1** OLD BRIGHTON ROAD

LOWFIELD HEATH CRAWLEY RH11 0PR



# B1 OLD BRIGHTON ROAD

LOWFIELD HEATH CRAWLEY RH11 0PR

## LOCATION

Unit B1 is located on the A23 within 500m of Gatwick Airport and only 3 miles from J10, M23. J9, M23 is about 2 miles, leading to J7, M23/M25 interchange.

## DESCRIPTION

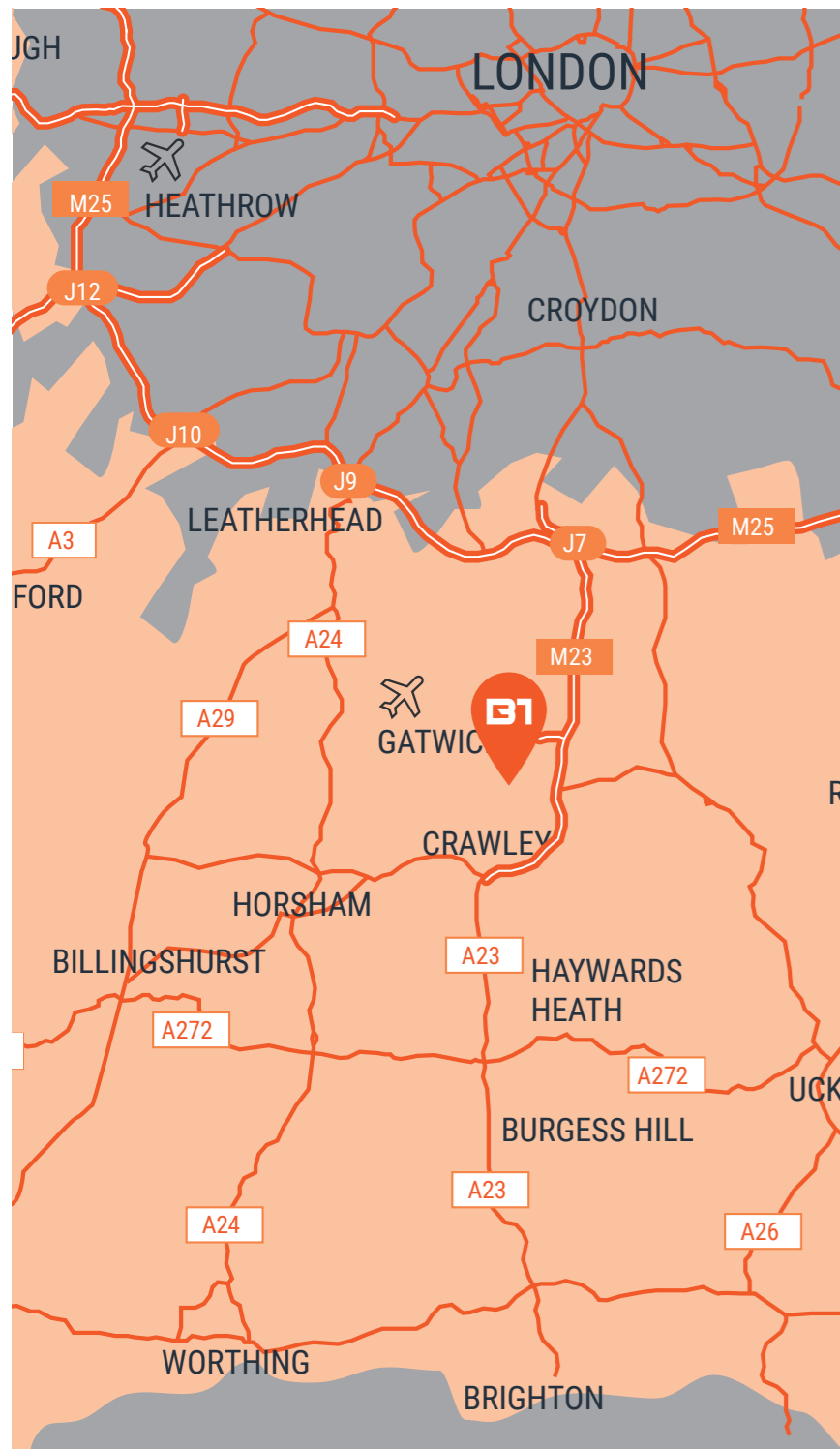
Unit B1 is a detached building of steel portal frame construction with first floor offices. Externally there is a shared yard and 16 car parking spaces. The property is fully refurbished throughout to include a new roof.

## LEASE

The property is available on a new Green Lease for a term of years to be agreed. For Further information please contact the agent.



-  FULLY REFURBISHED
-  WAREHOUSE 15,035 SQ FT
-  TOTAL SPACE 16,805 SQ FT
-  SHARED YARD
-  2 SURFACE LEVEL LOADING DOORS
-  EAVES 7.0M (MAX) 6.1M (MIN)
-  AIR CONDITIONING TO OFFICES
-  SHOWERS
-  16 PARKING SPACES



J9, M23	5.2 miles	8 mins
J10, M23	3.6 miles	7 mins
J7, M23/M25	12.2 miles	15 mins
GATWICK AIRPORT	4.2 miles	7 mins
THREE BRIDGES RAIL STATION	3.1 miles	7 mins



ACCOMMODATION		
GROUND - WAREHOUSE	15,035 SQ FT	1,396.80 SQ M
OFFICES	1,770 SQ FT	164.44 SQ M
<b>TOTAL</b>	<b>16,805 SQ FT</b>	<b>1,561.24 SQ M</b>



# **B1** OLD BRIGHTON ROAD

LOWFIELD HEATH CRAWLEY RH11 0PR

[www.oldbrightonroad.co.uk](http://www.oldbrightonroad.co.uk)

**FTDJOHNS**  
01293 552721  
[www.ftdjohns.co.uk](http://www.ftdjohns.co.uk)

Michael Deacon-Jackson  
E: [mdj@ftdjohns.co.uk](mailto:mdj@ftdjohns.co.uk)  
T: 07939 136 295

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2023