TRITAX BIG BOX

GATWICK GATE
INDUSTRIAL PARK

TO LET

4 Industrial / warehouse units
9,794 - 64,414 sq ft
Comprehensively refurbished

GATWICK GATE,
CHARLWOOD ROAD,
LOWFIELD HEATH,
CRAWLEY RH11 0TG

gatwickgate.com



LOCATED ADJACENT TO GATWICK AIRPORT - WITHIN A 1 MINUTE DRIVE

3.4 MILES TO JUNCTION 10 M23

DIRECT LINKS TO THE UK MOTORWAY NETWORK

OPTION TO COMBINE UNITS, UP TO 64,414 SQ FT

PERFECTLY POSITIONED

TO REACH YOUR MARKET

Gatwick Gate is an established industrial park situated in a prime location with excellent access to Manor Royal Business District, the M23 and Gatwick Airport.

Four units comprehensively refurbished. Ideal for storage, manufacturing or logistics, the site is perfectly positioned to reach your market.







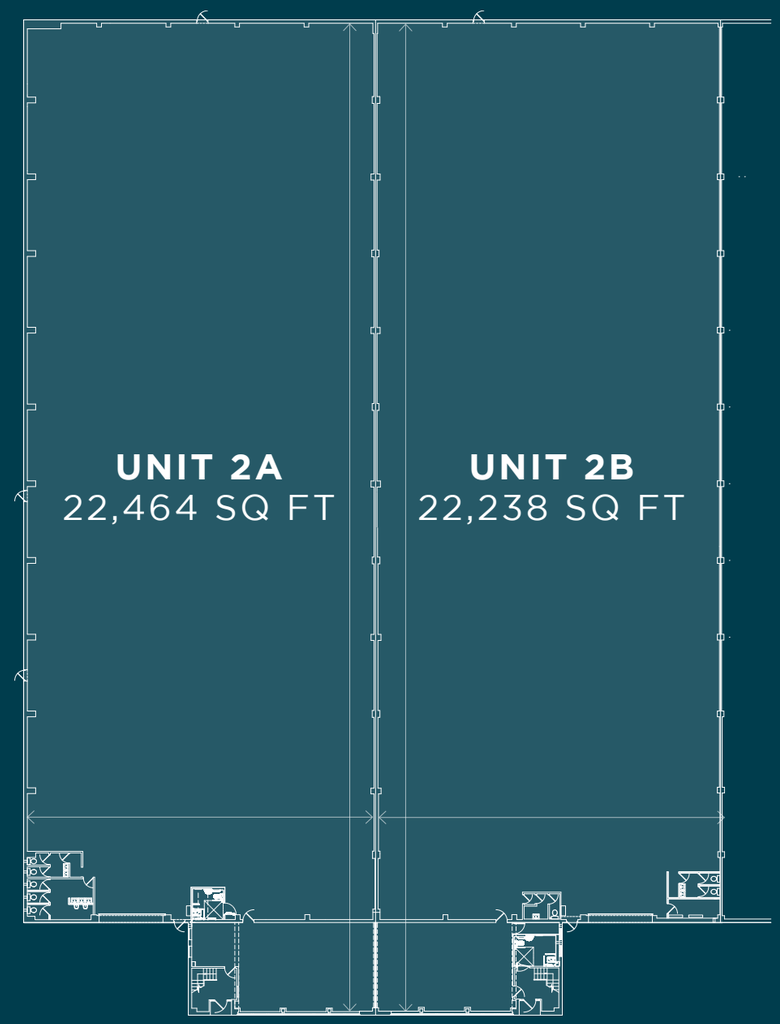
SPECIFICATION

- 5.75m minimum eaves height
- 6.5m maximum eaves height
- Ample parking including dedicated EV spaces
- 2 storey offices
- Up and over sectional loading door
- New VRV heating and cooling to offices
- LED lighting throughout
- 200A 3 phase electric power
- New w/c and accessible facilities
- Shower facilities
- New roofs to both units
- EPC A

TO LET
UNITS 2A & 2B

INDUSTRIAL / WAREHOUSE UNITS WITH THE FLEXIBILITY TO COMBINE TO SUIT
22,238 - 44,702 SQ FT





LEVEL
ACCESS LOADING DOORS

6.5M
EAVES HEIGHT

200A
3 PHASE ELECTRIC POWER

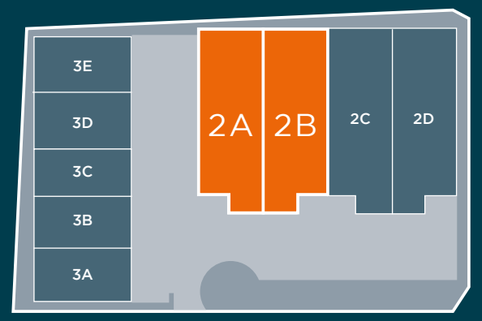
EV
CHARGING POINTS

Schedule of Accommodation
(approx GIA)

UNIT 2A	sq ft	sq m
Warehouse	20,343	1,890
2 Storey Office	2,121	197
Total	22,464	2,087

UNIT 2B	sq ft	sq m
Warehouse	20,117	1,869
2 Storey Office	2,121	197
Total	22,238	2,066

Gatwick Gate Industrial Park



TRITAX BIG BOX







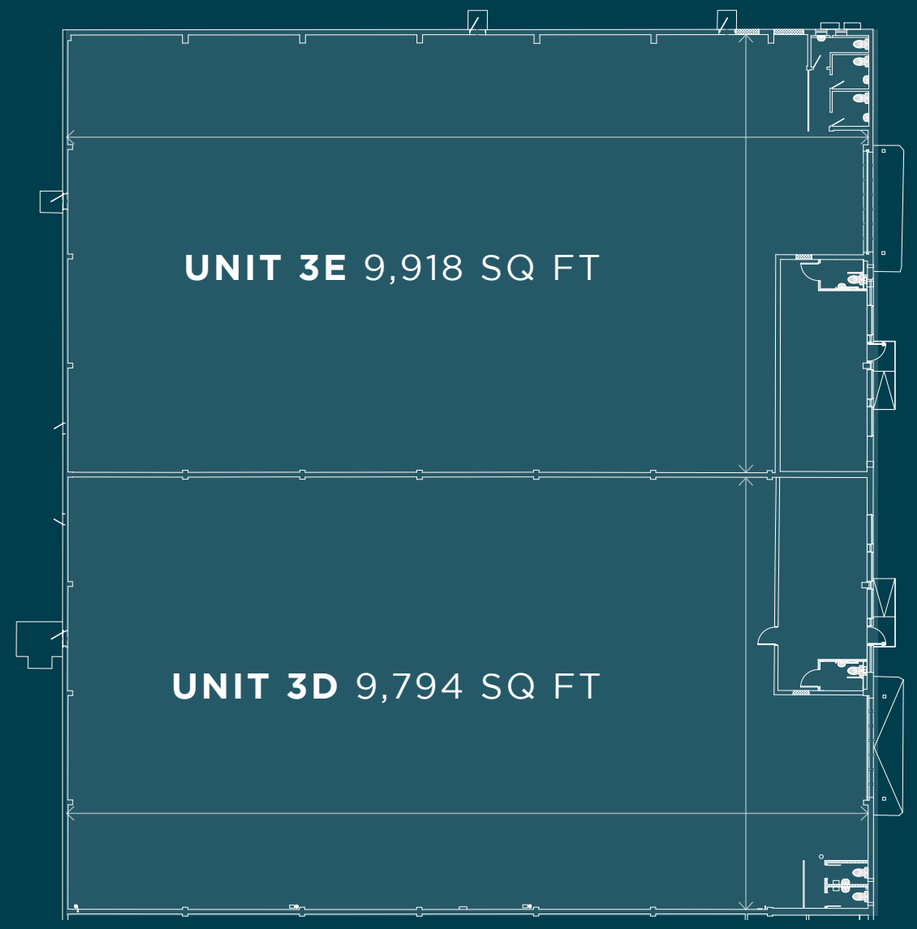
SPECIFICATION

- 5.75m minimum eaves height
- 6.5m maximum eaves height
- Ample parking including dedicated EV spaces
- Ground floor office/ancillary area
- Up and over sectional loading door
- New VRV heating and cooling to office
- LED lighting throughout
- 3 phase electric power
- New w/c and accessible facilities
- New roofs to both units
- EPC B
- Option to create self-contained yard

TO LET
UNITS 3D & 3E

INDUSTRIAL / WAREHOUSE UNITS WITH THE FLEXIBILITY TO COMBINE TO SUIT
9,794 - 19,712 SQ FT





LEVEL
ACCESS LOADING DOORS

6.5M
EAVES HEIGHT

3
PHASE ELECTRIC POWER

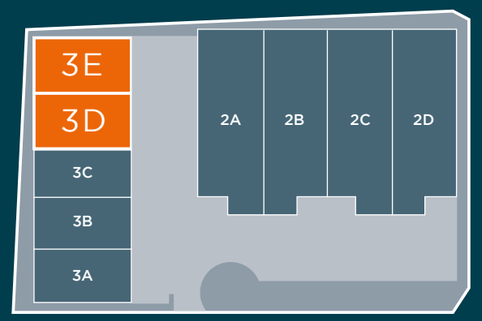
EV
CHARGING POINTS

Schedule of Accommodation
(approx GIA)

UNIT 3E	sq ft	sq m
Warehouse	9,380	871
Office/ancillary	538	50
Total	9,918	921

UNIT 3D	sq ft	sq m
Warehouse	9,258	860
Office/ancillary	536	50
Total	9,794	910

Gatwick Gate Industrial Park



TRITAX BIG BOX



GATWICK GATE BENEFITS FROM A LARGE, SKILLED LABOUR FORCE ON ITS DOORSTEP.

Working Age Population **77,800**

Qualified to RQF3 and Above **48,200**

Labour Costs

Average weekly salary compared to the South East

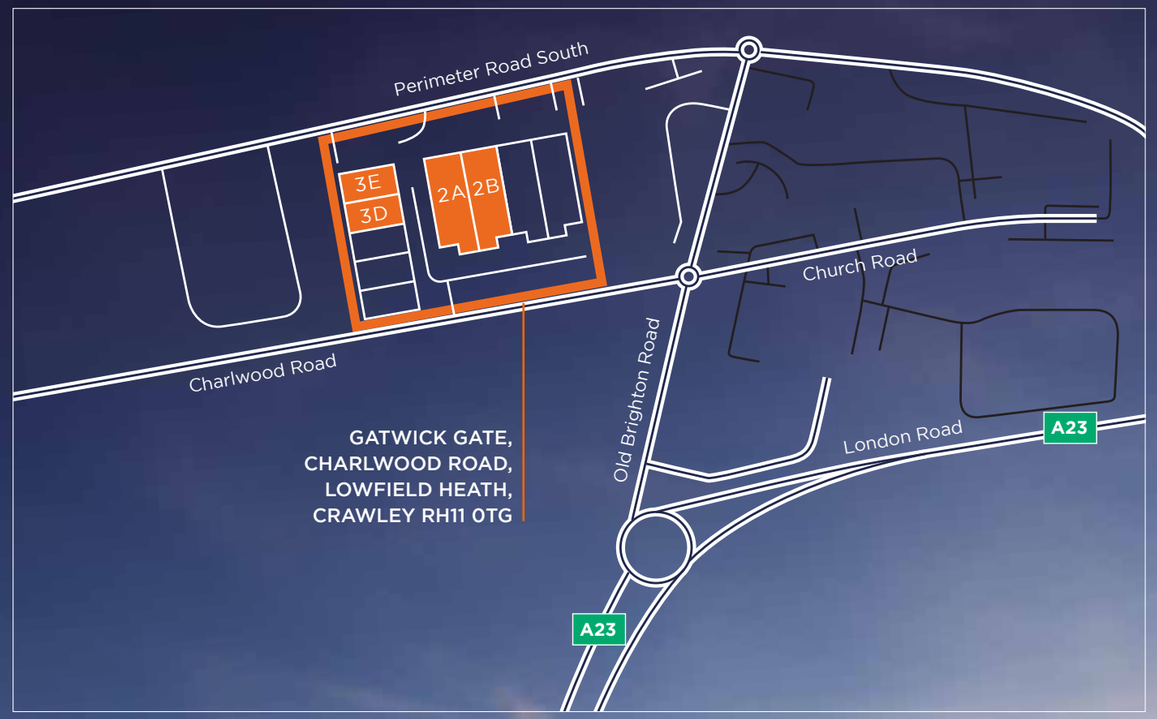
Gatwick Gate	**£654.40**
South East	£723.50

*Source: Nomisweb Crawley

Gatwick Gate is situated in a prime location with superb access to the A23, national motorway network and Gatwick Airport.

LOCATION	Distance (miles)	Time (minutes)
Manor Royal	0.5	5
Junction 10 M23	3.4	8
Junction 9 M23	4.5	9
Junction 7 M23/25 interchange	15.3	15
Crawley Railway Station	2.8	10
Eurotunnel Terminal Folkestone	73.2	85
Three Bridges Railway Station	3.3	8
Gatwick Airport	3.6	7
Heathrow Airport	42.2	61





PRIME LOCATION

WITH EXCELLENT ROAD CONNECTIONS



TRITAX BIG BOX

TERMS

The units are available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

For further information contact the letting agents:

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020 8662 2700

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07469 854799

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07801 585986

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