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TO LET

INDUSTRIAL AND WAREHOUSE – 10,000 SQ FT (929.03 SQ M)

Unit 3, Link 23, A23 / M23, Nursery Lane, Handcross, West Sussex, RH17 5JS

DESCRIPTION

The unit comprises a mid terrace modern industrial unit with 6.6m eaves height. The unit benefits from a surface level loading door, 10 dedicated parking spaces to include EV charging.

The unit is rated BREEAM “very good” and has an EPC rating of A.

LOCATION

Link 23 is prominently located adjacent to the A23 just south of Crawley.

The scheme affords great roadside visibility and excellent access to the A23/M23 and national motorway network via the Warninglid A23 junction.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	10,000	929.03
TOTAL	10,000	929.03
Storage Mezzanine (tenant fitout)	7,027	652.83
First Floor Offices (tenant fitout)	1,368	127.09

AMENITIES / OPPORTUNITY

- High quality 'BREEAM - Very good' warehouse unit
- 6.6m eaves height
- 4 X 4.8m loading doors
- Parking for 10 cars plus EV charging point
- 50kn/m2 floor loading
- Three phase power
- Goods loading/HGV circulation and parking
- EPC A

TERMS

Assignment of the existing lease expiring 30th April 2029 at a passing rent of £147,500 per annum exclusive (£14.75psf).

A new lease direct with the Landlord may be considered on terms to be agreed.

RENT

£14.75psf exclusive.

VAT

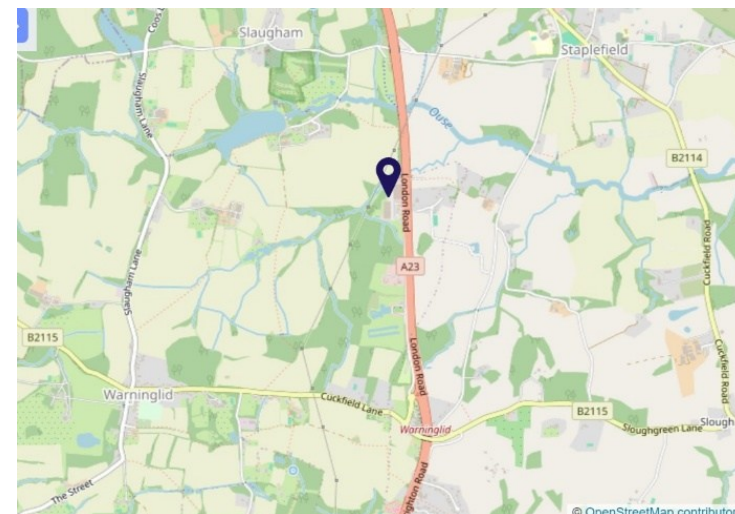
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

A-20.



VIEWINGS –

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