



SECURE COMPOUND 40,690sq ft-3,780sqm TO LET

CLOSE GATWICK AIRPORT

DIRECT ACCESS TO A23



SOUTHWAYS, LONDON ROAD, CRAWLEY. RH10 9TQ

LOCATION: The site lies to the west of the A23, mid way between Manor Royal and Gatwick Airport, opposite the entrance to the Gatwick Manor Hotel.

Spectrum House • Beehive Ring Road • Gatwick Airport • RH6 0LG

www.kba-property.co.uk

Tel: 01293 422202

DESCRIPTION: the compound is bounded by steel palisade fencing and is surfaced largely with road planings. The estate is accessed directly from the A23 via code controlled electrically operated gates. There is additional parking to the front of the compound.

3 phase power and mains water are connected.

The site lies within an area safeguarded for the potential expansion of Gatwick Airport.

BUSINESS RATES: RV: £172,000 Rates Payable 2026/7: £78,255.00

TENURE: The site is available on terms to be agreed.

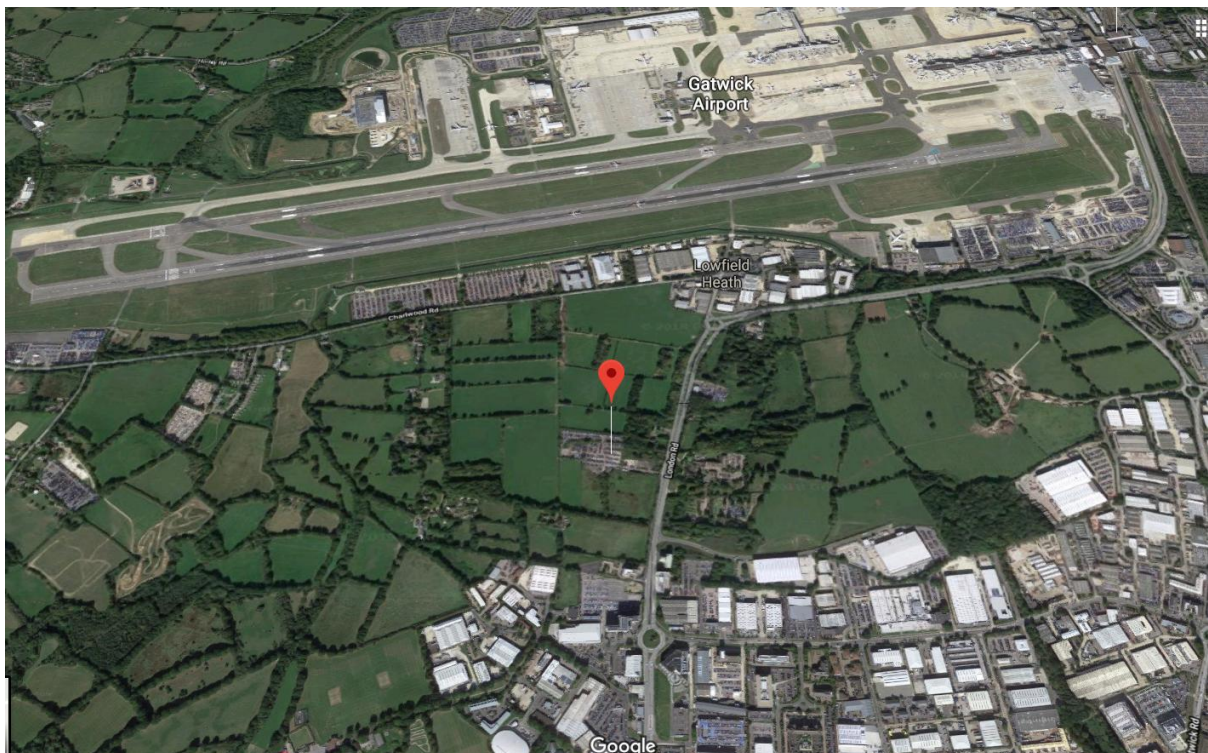
LEGAL COSTS: Each party to be responsible for their own legal costs.

AML: KBA is required by law to undertake AML checks on the ultimate beneficial owners of both sides of any transaction where a sale is agreed or where a rental transaction of over £100,000pa is agreed or where a fine or premium is paid.

VIEWING: Strictly by prior arrangement with the sole agent **KBA**

Contact Ken Boyle on 01293 422202

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Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk