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TO LET

INDUSTRIAL AND WAREHOUSE – 7,280 SQ FT (676.31 SQ M)

**Unit 2, Gatwick International Distribution Centre, Gatwick Road, Crawley, West Sussex,
RH10 9RX**

DESCRIPTION

GIDC is separated by Cobham Road with the Northern estate consisting of 17 units and the Southern estate. The unit is of concrete frame construction with 7m minimum eaves. Unit 2 forms part of 12 units, with some tenants in multiple occupation and is the trade element of the overall scheme with the most prominence.

LOCATION

GIDC is on in a prominent location on Gatwick Road, 1.4 miles South of Gatwick Airport, 2.3 miles from Junction 10 of the M23 leading South and 3.7 miles for Junction 9 Southbound. The M23/M25 Junction is 10.9 miles North. East Croydon is c. 21.4 miles North from the unit and Brighton is c. 27 miles to the South. Horsham is c. 10.6 miles to the South West.

ACCOMMODATION (GROSS INTERNAL AREA????)

| | SQ FT | SQ M |
|------------------|--------------|---------------|
| Ground Floor | 7,280 | 676.31 |
| TOTAL | 9,070 | 842.60 |
| Tenant Mezzanine | 1,790 | 166.29 |

TENURE

Assignment of the lease expiring 30 August 2027 at a passing rent of £87,300pax (£12.00psf). A new lease direct with the landlord may be considered on terms to be agreed.

AMENITIES

- 7m min eaves
- Concrete portal frame
- Electric roller shutter door (5.69m (h) x 4.92m (w))
- Roof replaced in September 2022
- 3 phase power
- Right to park 6 cars, outside the unit and the green marked areas to either side of the front of the estate
- Service charge of £2,764pa (£0.37psf) - 2024 figure

RENT

£87,300 PAX

RATES

The Rateable Value is £76,000 (2023 List)

VAT

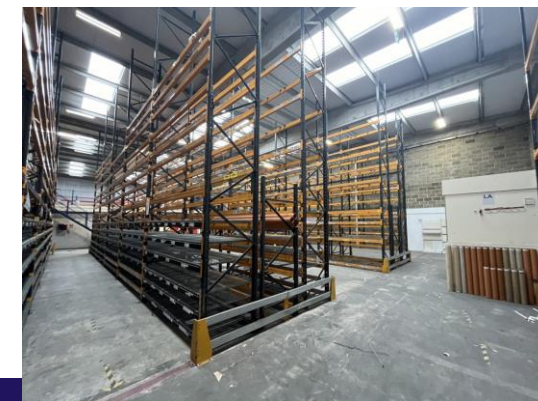
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS – 01293 441300

Laura Miles

t: 07947 373275

e: lmiles@shw.co.uk

James Clement

t: 07961 231286

e: jclement@shw.co.uk



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