

**UNIT 9
GATWICK INTERNATIONAL DISTRIBUTION
CENTRE
CRAWLEY
RH10 9RX**



Indicative photo following refurbishment

**TO LET 2,995 SQ FT (278.24 SQ M)
TRADE / WAREHOUSE UNIT
TO LET**

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LOCATION

Gatwick International Distribution Centre (GIDC) occupies a prominent position on Gatwick Road to the north of Crawley's Manor Royal Industrial Estate. Access to the southern perimeter road of Gatwick Airport is within 0.5 miles (0.8 km) Junction 10 of the M23 motorway is 2 miles (3.2km) away. The Manor Royal is well established as the prime logistics/industrial area of the Gatwick Diamond.



DESCRIPTION

The property is a terraced warehouse building of steel frame construction with first floor offices and a full height loading door. Externally the unit benefits from a loading area with allocated parking. The unit is in close proximity to Screwfix, Benchmark Kitchens and ATS. The property will be fully refurbished prior to lease commencement.

TERMS

The unit is available by way of a new lease on terms to be agreed.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	238.11	2,563
First floor office	40.13	432
TOTAL	278.24	2,995

AMENITIES

- 6.9 m eaves
- 3 phase electricity
- Male and female toilets
- Roller shutter door
- Concrete Floor

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

We understand the property has a Rateable Value of £27,750 however potential occupiers are recommended to make their own enquiries to Crawley Borough Council.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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