

# UNIT C

WOOLBOROUGH LANE

Crawley RH10 9AG

UNIT C1 LET  
TO GSF CAR PARTS



[woolboroughlane-crawley.co.uk](http://woolboroughlane-crawley.co.uk)

TO LET

4 fully refurbished warehouse units  
7,545- 30,232 sq ft (701-2,808 sq m)



## DESCRIPTION

Industrial / warehouse accommodation of steel portal frame construction with clad elevations and roof.

The units have been extensively refurbished and include new offices, air conditioning, shower and WC facilities.

Each unit benefits from electric loading doors, translucent roof lights, LED lighting, loading and parking. Units can be combined.

There are ground floor offices and WCs within each unit.

## FEATURES



Secure site



6m clear eaves height



Electric loading doors



Quality offices with suspended ceilings



2 EV charging points per unit



Male, female & disabled WCs



New showers



98 car parking spaces (1:463 sq ft)



EPC A



## ACCOMMODATION

All measurements are GIA.

Unit	Industrial	Office / welfare	Total
<b>C1</b>	13,386 sq ft (1,244 sq m)	1,760 sq ft (164 sq m)	15,146 sq ft (1,408 sq m)
<b>C2</b>	14,350 sq ft (1,333 sq m)	745 sq ft (69 sq m)	15,095 sq ft (1,402 sq m)
<b>C3</b>	6,777 sq ft (630 sq m)	768 sq ft (71 sq m)	7,545 sq ft (701 sq m)
<b>C4</b>	6,811 sq ft (633 sq m)	781 sq ft (72 sq m)	7,592 sq ft (705 sq m)
<b>Total</b>	27,938 sq ft (2,596 sq m)	2,294 sq ft (212 sq m)	30,232 sq ft (2,808 sq m)


## TERMS

New full repairing and insuring leases are available on rental terms to be agreed.



KEY

 Amenities

 Occupiers

 LONDON GATWICK AIRPORT

Gatwick Airport Station 

 Elektro

 Premier Inn

 Nestlé

 virgin atlantic

 CATERHAM

 AEROTRON

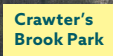
 sivantos  
the hearing company

 KIER

 BDO

 Deloitte.

 Rentokil

 Crawter's Brook Park

 L3

 torrent PHARMA

South East Coast Ambulance Service  NHS  
NHS Foundation Trust

 SPACES.

 ups

 DIGITAL REALTY

 Rentokil

 Dreams

 ALM  
Aviation Leasing & Management

 DX

 GSF CAR PARTS

NAPIER WAY

 JOHNSONS

Lookers Mercedes-Benz

WOOLBOROUGH LANE

 UNITC  
WOOLBOROUGH LANE

 DFW  
DFW Warehouses Ltd

 varian

A2011 CRAWLEY AVENUE

Hazelwick Roundabout

M23  
J10

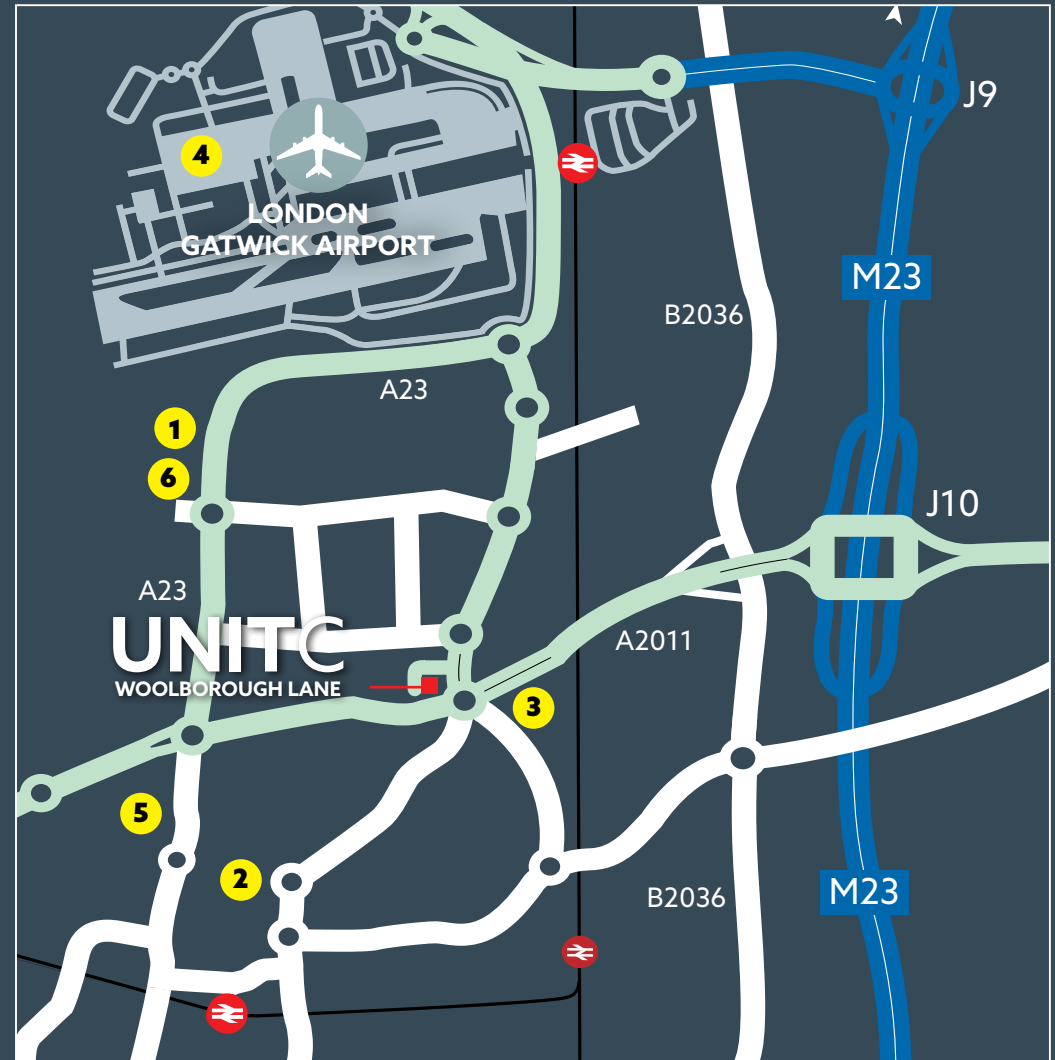
Three Bridges Station & Crawley Town Centre

## LOCATION

Woolborough Lane is located off Gatwick Road, on the Manor Royal Estate.

Gatwick Airport is 4 miles to the north and the units benefit from excellent access to the M23 and M25 Motorway networks.

what3words: chart.menu.lights



**JLL**  
020 7493 4933  
jll.co.uk/property

**Tim Clement**  
M: 07970 092974  
tim.clement@jll.com

**Tessa English**  
M: 07710 059767  
tessa.english@jll.com

**graves jenkins**  
01293 40 10 40  
www.gravesjenkins.com

**Stephen Oliver**  
M: 07786 577323  
oliver@graves-jenkins.com

**David Bessant**  
M: 07767 422530  
bessant@graves-jenkins.com