



Unit 6

Gatwick International Distribution Centre, Crawley, RH10 9RX

Industrial unit to let close to Gatwick Airport

7,640 sq ft
(709.78 sq m)

- Excellent access to the M25 and Gatwick Airport
- 11 Parking spaces
- Large fore court
- End-of-terrace unit with good prominence and modern specification

Summary

Available Size	7,640 sq ft
Passing Rent	£85,950 per annum
Rateable Value	£78,500
EPC Rating	Upon enquiry

Description

The Unit is located on a modern industrial estate consisting of 29 units. It features concrete frame construction with part profile steel cladding and part brick elevations. Positioned at the end of a terrace, the unit includes 4 bays on one side and 1 bay at the front. Car parking is available for 2 cars at the side, with an extension increasing capacity to 11 spaces.

Location

Located approximately 2 miles south from Gatwick Airport. The property benefits from excellent transport links, with the M23 motorway just 2.5 miles away, providing easy access to the M25 and connections to London (30 miles) and the wider South East.

Crawley Railway Station is around 2.5 miles from the site, offering direct services to London Victoria in under 40 minutes.

The Gatwick International Distribution Centre is home to several major logistics and distribution companies, making it a key hub for businesses involved in global supply chain operations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,640	709.78
Total	7,640	709.78

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

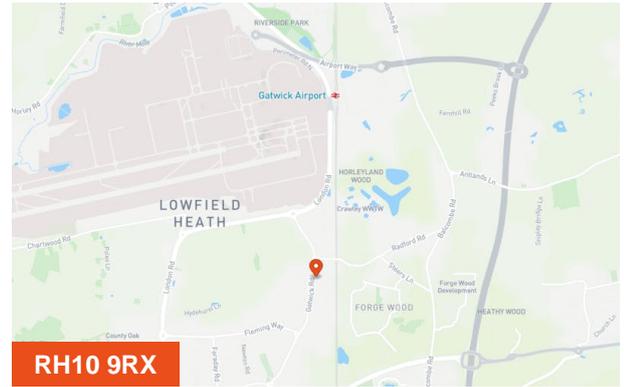
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

Available by way of assignment of the existing lease, expiring 09.02.2034. The passing rent will increase from £85,950 per annum to £114,600 per annum from and including 09.08.2026. The unit is subject to a rent review in February 2029.



Viewing & Further Information

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