



TO LET

Gatwick Open
Storage
London Road
Southways Crawley
RH10 9TQ

40,690 sq ft / 3,780.1 sq m

- Secure fenced IOS Site
- Direct A23 frontage & access
- Minutes from Gatwick Airport
- Electric gates, 3-phase power
- Available to let from October 26
- Close to M23 J9/9a
- Water connection available



Location

Southways occupies a highly prominent position fronting the A23 London Road, sitting almost equidistant between Manor Royal Business District and Gatwick Airport.

The site benefits from excellent connectivity into the strategic road network, with the M23 (Junction 9/9a) providing swift onward access to the wider Sussex and London motorway network.

The property sits directly opposite the entrance to the Gatwick Manor Hotel, making it easy to find and identify for prospective occupiers and visitors alike.

Description

Southways is a secure open storage site extending to approximately 40,690 sq ft (3,780.1 sq m). The site is fully enclosed by steel palisade fencing, with electronically operated security gates to the wider estate, providing controlled access directly from the A23.

The yard is mixed surfaced, suitable for a range of operational and storage uses (STP), and additional parking is available to the front of the compound.

Three-phase power and mains water are both connected, giving incoming occupiers flexibility to fit the site to their operational requirements from day one.

Planning Use

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

Terms

The property is available To Let on terms to be agreed.

Services / Service Charge

The site benefits from a mains water supply and a three-phase electricity connection. Interested parties should satisfy themselves as to the capacity and suitability of all services.

IOS Classification Index

Class 2

Legal Costs

Each party to be responsible for the payment of their own legal costs.

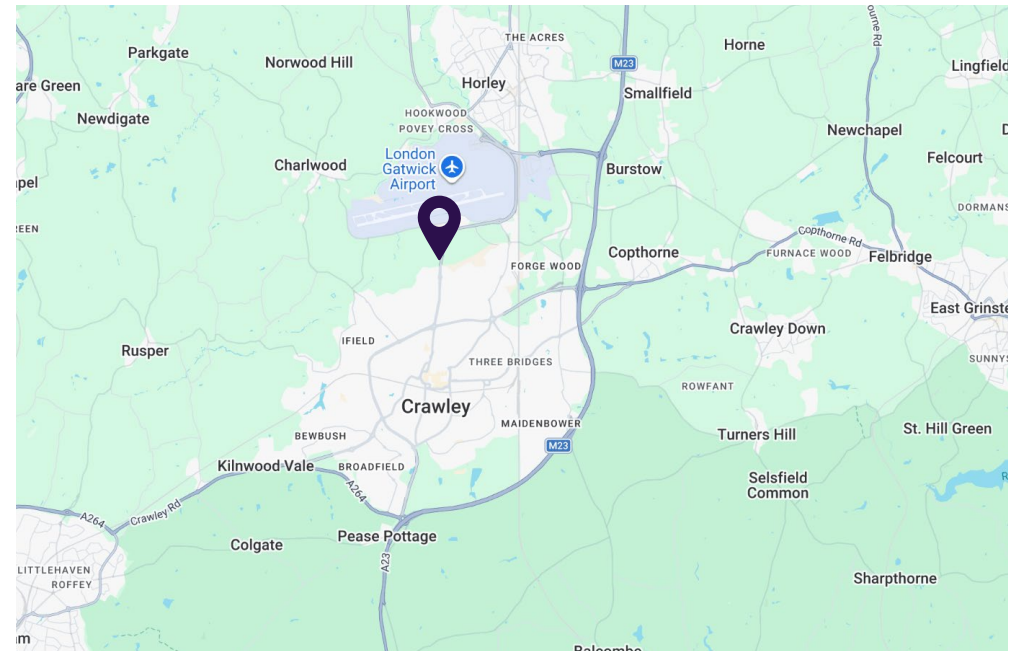
VAT

The property may be subject to VAT. Interested parties should make their own enquiries.

Viewing

Strictly by appointment with agents.

All pictures are for illustrative purposes only.



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