



forgewood

GATWICK ROAD CRAWLEY WEST SUSSEX RH10 9PG

REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
UNIT 5 - 3,200 SQ FT / UNIT 9 - 3,268 SQ FT



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SITUATION

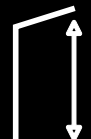
Forgewood is prominently positioned on Gatwick Road to the north of Crawley's Manor Royal Industrial Estate in the heart of Crawley's trade park district. Access to the southern perimeter road of Gatwick Airport is within 0.5 miles (0.8 km). Junction 10 of the M23 motorway is 2 miles (3.2km) away.

DESCRIPTION

Forgewood comprises an estate of 13 units arranged in 2 terraces. The units are of a steel portal frame construction and brick elevations under a pitched corrugated roof with roof lights. The units have an eaves height of 5.1m (max). There are offices at first floor. There is ample onsite parking.



UNRESTRICTED
24/7 USE



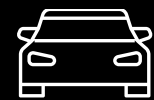
5.1 METRE
EAVES HEIGHT



SURFACE LEVEL
LOADING DOOR



ESTABLISHED
LOGISTICS LOCATION



ON SITE CAR
PARKING SPACES



PROMINENT
LOCATION



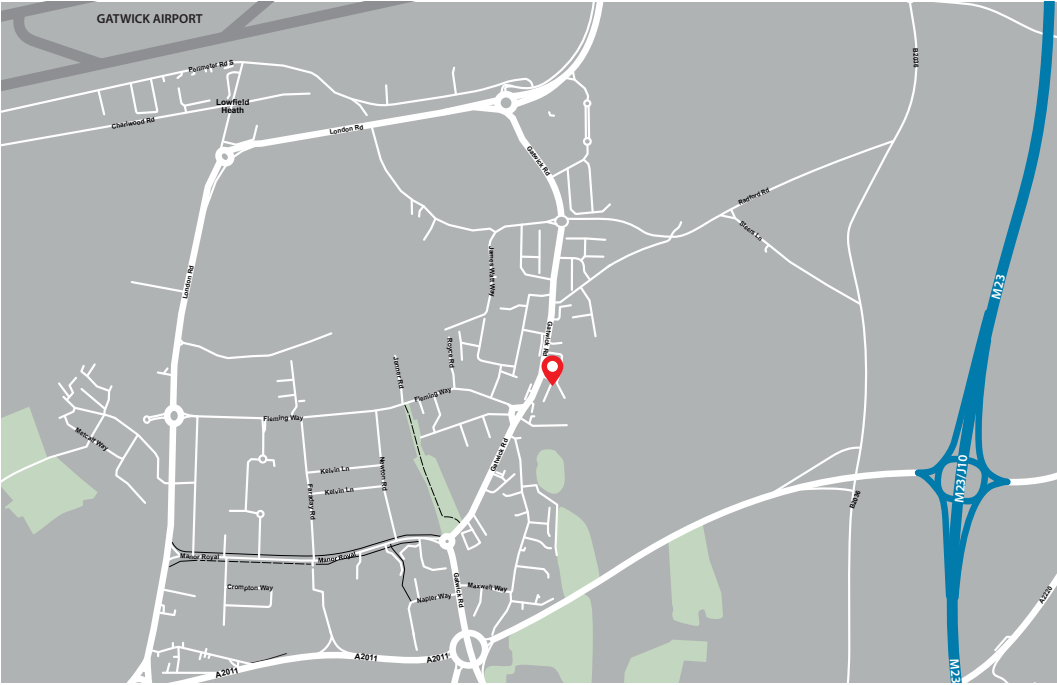
ALL MAINS
SERVICES



EASY ACCESS
TO M23



CLOSE TO
GATWICK AIRPORT



COMMUNICATIONS

J10 M2 2.6 Miles

Gatwick Airport 3.9 Miles

J9 M23 4.7 Miles

J7 M23/M25 12.0 Miles



AVAILABILITY	ACCOMMODATION	SQ FT	SQ M
UNIT 5	Ground	2,777	257.99
	First	423	39.30
	Total	3,200	297.29
UNIT 9	Ground	2,842	264.03
	First	426	39.58
	Total	3,268	303.61



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Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

April 2021