

BEST BIDS BY
THURSDAY
24 JUNE 2021



TO LET OR FOR SALE

SHW

14 NEW WAREHOUSE/LIGHT INDUSTRIAL UNITS—2,365-34,297 SQ FT (220 – 3,186 SQ M)
Crawley – Forge Wood, Honour Way, Crawley, West Sussex RH10 3YZ

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Freehold - £185 psf | Leasehold - £13.50 psf

LOCATION

The site is located on the North Eastern side of Crawley less than ½ mile from J10 of the M23, and 2½ miles south of Gatwick Airport. Three Bridges railway station is some 2 miles away as is Crawley town centre.

DESCRIPTION

The site forms part of the mixed-use development at Crawley North East Sector which, when complete, will include 1900 homes, a neighbourhood centre, a school and employment space.

Detailed planning consent for 14 units totaling 35,000 sq ft of B1, B2 and B8 employment space and 120 parking spaces. No hours of use restrictions. Planning condition relating to Noise level. Details on request

AMENITIES

- Parking at 1:286
- Provision for WC and kitchen facilities
- Three Phase Power (not connected)
- Shell-Core Finish
- Minimum 8m to eaves
- Best bids by Thursday 24 June

TENURE

Freehold purchase or traditional lease.

RATES

To be assessed.

SERVICE CHARGE

To be assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

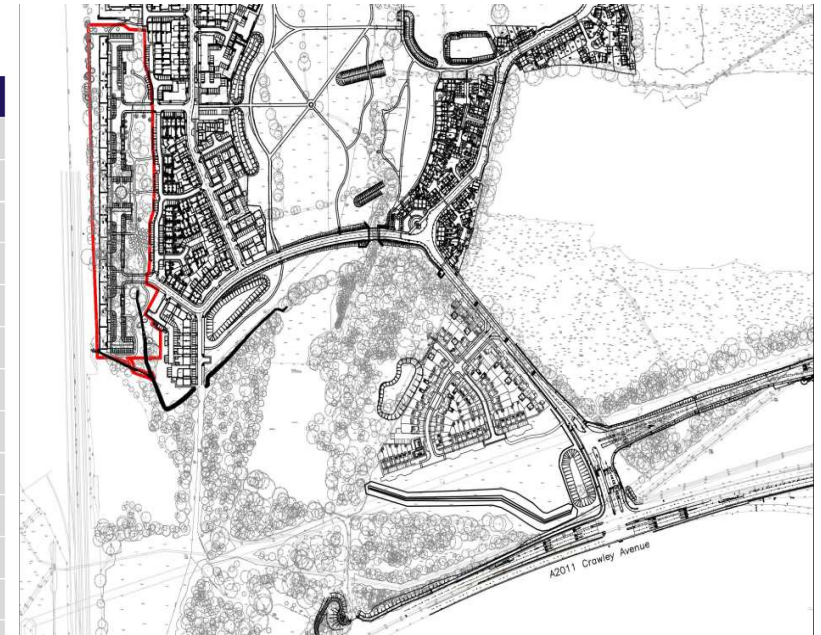
EPC

The units have a target rating of B+.

ACCOMMODATION (GIA)

N.B – Unit 1 = most southerly unit

UNIT	SQ FT	SQ M	RENT	PRICE	AVAILABILITY
1	2,365	220	£33,500	£460,000	Available
2	2,386	222	£33,500	£460,000	Available
3	2,390	222	£33,500	£460,000	Available
4	2,386	222	£33,500	£460,000	Available
5	2,494	232	£33,500	£460,000	Available
6	2,480	230	£33,500	£460,000	Available
7	2,481	230	£33,500	£460,000	Available
8	2,489	231	£33,500	£460,000	Available
9	2,473	230	£33,500	£460,000	Available
10	2,477	230	£33,500	£460,000	Available
11	2,471	230	£33,500	£460,000	Available
12	2,474	230	£33,500	£460,000	Available
13	2,468	229	£33,500	£460,000	Available
14	2,460	229	£33,500	£460,000	Available



VIEWINGS – 01293 441 300

Adam Godfrey t: 01293 441 314 | e: agodfrey@shw.co.uk



SOCIAL

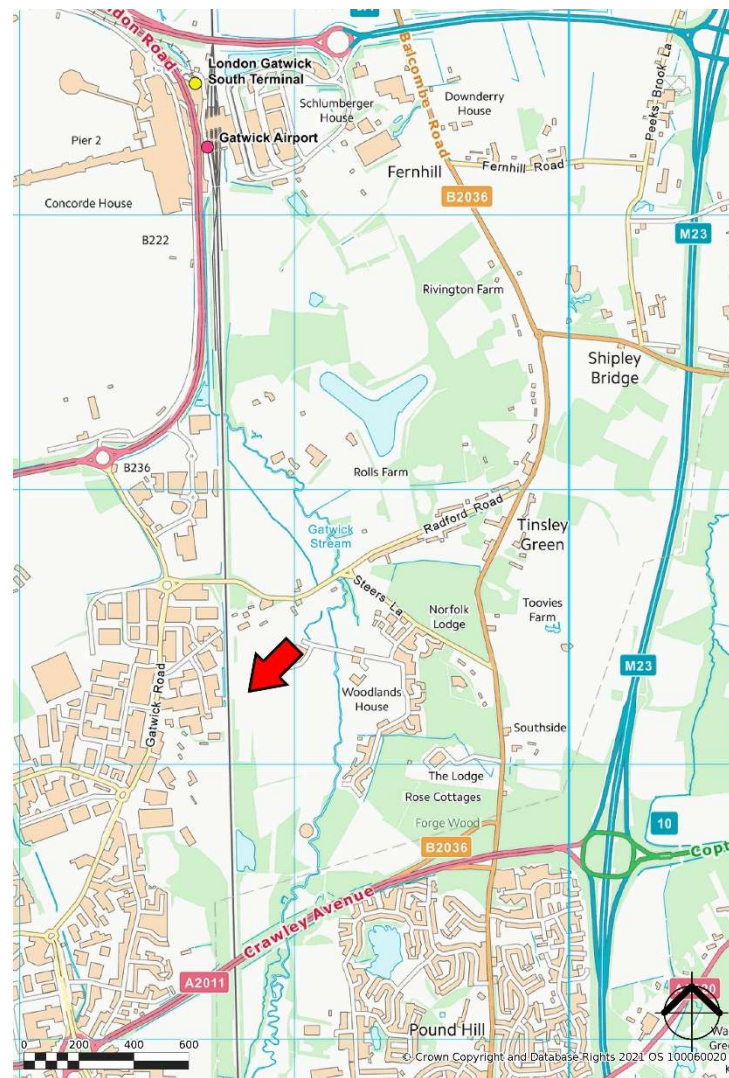
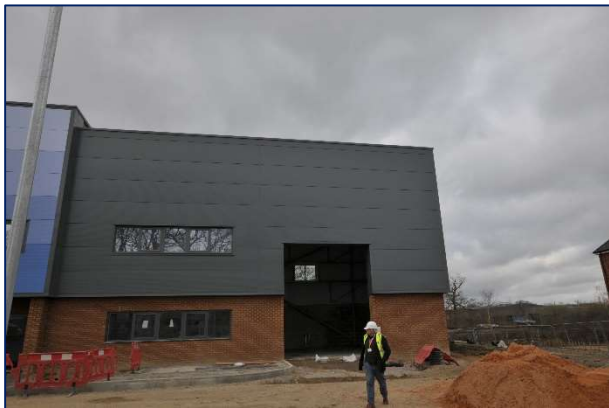
Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW



VIEWINGS – 01293 441 300

Adam Godfrey t: 01293 441 314 | e: agodfrey@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316