

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

The logo for saneux, with the word 'saneux' in a lowercase sans-serif font and 'BATHROOMS FOR LIFE' in a smaller font below it.

saneux
BATHROOMS FOR LIFE

TO LET

INDUSTRIAL AND WAREHOUSE – 31,496 SQ FT (2,925.97 SQ M)
Iain Stewart Centre, Beehive Ring Road, Gatwick, West Sussex, RH6 0PB

DESCRIPTION

The unit is a former helicopter hangar of steel frame construction with profiled steel cladding. It benefits from a unique full-height loading door system, allowing the entire western elevation to open directly onto the yard. Ancillary offices are located on the ground floor, with additional mezzanine space that can be utilised as further office accommodation.

LOCATION

The property is situated south of the A23, within City Place Business Park near Gatwick Airport. It offers immediate access to the A23, with Junction 10 of the M23 located within 2 miles, providing direct routes north to London and the M25. Gatwick Airport train station is also within walking distance.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	27,115	2,518.98
Mezzanine	2,138	198.62
Mezzanine	2,243	208.37
TOTAL	31,496	2,925.97

AMENITIES

- 10m clear internal height
- Full height and full width loading doors
- Secure gated yard
- Ample parking
- Close proximity to airport

RENT

£14.00 Per sq ft.

RATES

To be reassessed.

VAT

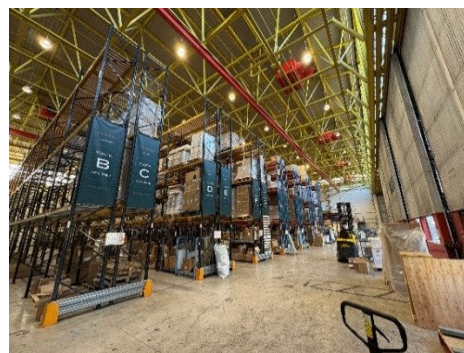
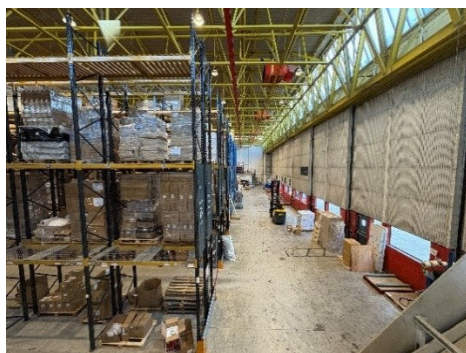
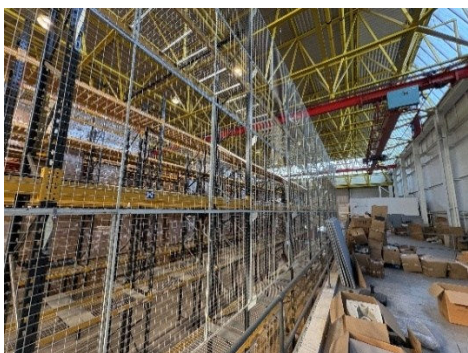
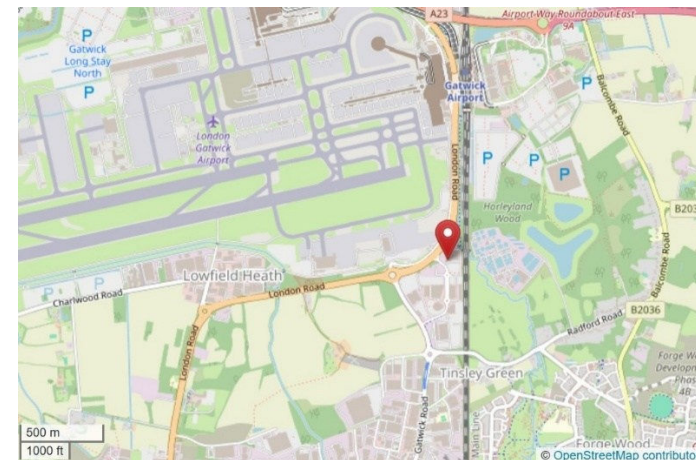
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS –

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