

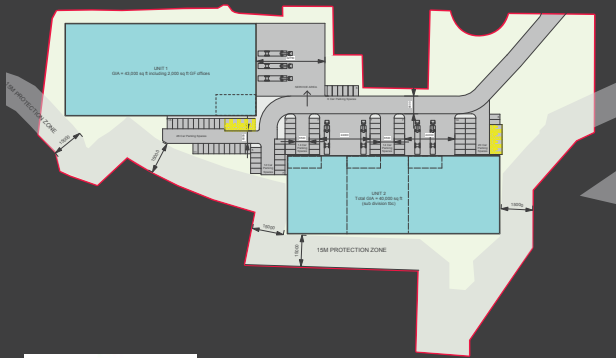
NEW WAREHOUSE / LIGHT INDUSTRIAL UNITS FOR SALE / TO LET

TUNGSTEN PARK, LONDON ROAD, HANDCROSS RH17 6BA



TUNGSTEN PARK
HANDCROSS

- UNITS FROM 1,208-7,800 SQ M (13,000-83,960 SQ FT)
- READY FOR OCCUPATION Q3 2018
- PLANNING GRANTED FOR 7,800 SQ M (83,960 SQ FT) B1B/B1C/B8



A DEVELOPMENT BY
CARBIDE PROPERTIES LTD TRADING AS
TUNGSTEN
PROPERTIES

LOCATION

Tungsten Park is prominently located adjacent to the A23/M23 just south of Crawley and provides great visibility, profile and access to the A23/M23 and national motorway network. Access to the site is from a newly formed side road from the Warninglid A23 junction providing access both north and south.

DESCRIPTION

Two new units to be constructed and ready for occupation Q3 2018. Unit 1 extends to 4,000 sq m (43,000 sq ft) and is available as a whole unit. Unit 2 extends to 3,800 sq m (40,960 sq ft) and is available as a whole or in part from 1,208 sq m (13,000 sq ft) upwards.

SPECIFICATION

The units will be built to institutionally acceptable design and specification as follows:

- 8M Clear height to underside of haunch
- 50 kN/m² Warehouse floor loading
- Unit 1 - 3 X Loading doors
- Unit 2 - 4 X loading doors
- Ample onsite car parking
- Good loading / HGV Circulation
- Institutional standard steel frame & clad construction
- Landscaped surrounds
- Potential for creating secure yards
- Units divisible from 1,208 sq m (13,000 sq ft)

GATWICK
A23



BRIGHTON
A23

TRAVEL DISTANCES

M25 - 20 Miles (15 minutes)

Crawley - 7 Miles (10 minutes)

Gatwick Airport - 14 Miles (12 minutes)

Burgess Hill - 9 Miles (10 minutes)

Horsham - 8 Miles (12 minutes)

Brighton & A27 - 16 Miles (14 minutes)



TENURE

Units will be available For Sale or To Let on terms to be agreed.

VIEWING

Site inspections are by prior appointment through the sole agents.



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