

INDUSTRIAL OPEN STORAGE - TO LET / FOR SALE

WESTFIELD PLACE FARM, LOWFIELD HEATH ROAD, CHARLWOOD,
CRAWLEY RH6 0BT



Barry Munday
07825 136129
barry@boddyandedwards.co.uk

[boddyandedwards.co.uk](https://www.boddyandedwards.co.uk)

020 3370 2218

Key Points

- Rarely available freehold / letting opportunity (freehold under same family ownership since 1978)
- Level surfaced yard with secure perimeter fencing
- Total site area including buildings - 24,647 sq ft / 2,289.8 sq m (approx 0.57 acres / 0.23 hectares)
- Open yard with six storage / workshop buildings and an office
- Three phase power connection to site (Units 3 & 6)
- Mains gas connection
- No restrictions on access and usage hours
- Located adjacent to London Gatwick Airport, access is excellent via Lowfield Heath Road

Accommodation

Approximate Net Internal Area (NIA), Gross Internal Area (GIA) and site measurements:

Description	Area (sq ft)	Area (sq m)
Unit 1	321	30
Unit 2	414	38
Unit 3	709	66
Unit 4	393	37
Unit 5	814	76
Unit 6	1,616	150.2
Office (NIA)	621	57.7
TOTAL	4,888	454.1
Yard	18,800	1,746.6

Description

Secure, surfaced storage yard comprising six workshop buildings and an office.

Tarmacadam surfaced access and yard area with surface water drainage being fence enclosed with double access gates from Lowfield Heath Road.

Office of traditional brickwork construction with entrance lobby, four office rooms, kitchen, W/C and bathroom facilities. Laminate wood effect flooring, gas heating and fluorescent/LED strip lighting throughout.

The workshop buildings comprise a mixture of brickwork and timber construction, with corrugated metal and poly-carbonate roofs and concrete floors. All buildings benefit from power and light.



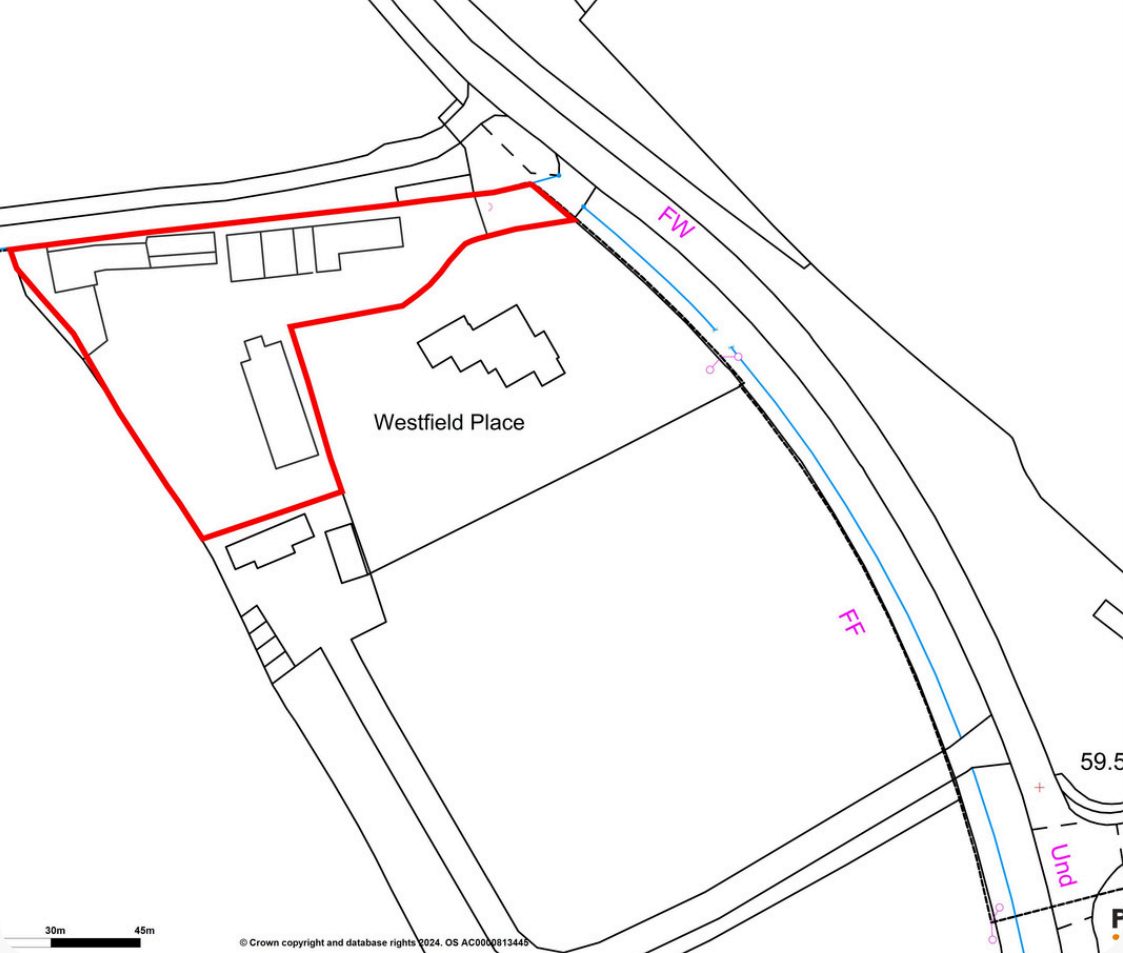
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Location

The property is strategically located adjacent to the end of the runway (landside) at London Gatwick Airport, providing a drive time to the South Terminal of approx 11 minutes via Horley Road and to the North Terminal of approx 9 minutes via Charlwood Road and London Road.

The M23 motorway is located approx 2.9 miles / 4.62 km east of the property, providing access to the wider motorway network via the M25 London Orbital Motorway.

The closest railway station is located within Gatwick Airport and provides direct carriage to Clapham Junction in approx 25 minutes and to Brighton in approx 30 minutes.



Rateable Value

Rateable Value - £28,750 ([LINK](#))

Sustainability

To be re-assessed. Further information available upon request.

VAT

The property is **not** VAT elected.

Legal Costs

Each party will be responsible for their own legal costs.





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Proposal

New lease/freehold available directly from the landlord on terms to be agreed, subject to vacant possession. **Rent £125,000 per annum exclusive.** We are instructed by our clients to seek **'Offers in Excess of' £1,375,000** for the **Freehold interest.**



Barry Munday

07825 136129

barry@boddyandedwards.co.uk



James Kinally

07473 145728

James@boddyandedwards.co.uk



01483 322500

www.boddyandedwards.co.uk

5 Riverview, Walnut Tree Close,
Guildford, Surrey, GU1 4UX

Regulated by RICS

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, the purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the relevant time.

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