

KINGSPOINTHORLEY.CO.UK

KINGSPOINT

CROSS OAK LANE • HORLEY • REDHILL • RH1 5EX

30,620 - 87,556 SQ FT

Best in Class New Industrial/Logistics Warehouse

SITUATED WITHIN CLOSE PROXIMITY TO GATWICK AIRPORT & M23 MOTORWAY



Travel Distances

Road	CRAWLEY	6 MILES
	M25	6 MILES
	CROYDON	18 MILES
	CENTRAL LONDON	30 MILES
Rail	BRIGHTON	42 MINS
	CENTRAL LONDON	40 MINS
Airport	REDHILL AERODROME	3 MILES
	GATWICK	3 MILES
	HEATHROW	32 MILES
	LONDON CITY	46 MILES



The site is within 3 miles of Gatwick Airport and benefits from excellent transport links to the Southern M25 and A23/M23

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The Site

Located within the heart of the Gatwick Diamond business region, the site fronts onto the A23 Bonehurst Road, the principal link road between Redhill to the North and Crawley to the South. The site is within 4 miles of Gatwick Airport.

The units will benefit from excellent transport links to the Southern M25 and A23/M23. Access to the M23 (J9) and the national motorway network via the M25 (J7) provides great access to the South East.

Units 1 & 2 are available to lease individually or combined to offer a self contained industrial/warehouse with secure yards.

The property will be built to a grade A specification with the warehouse and offices benefiting from use of renewables energy technologies with PV panels and air source heating, minimising CO2 through the site being powered by electricity with no gas, 10% of roof area provided as integrated roof lights providing natural daylight, enhanced u-values and thermal air tightness.

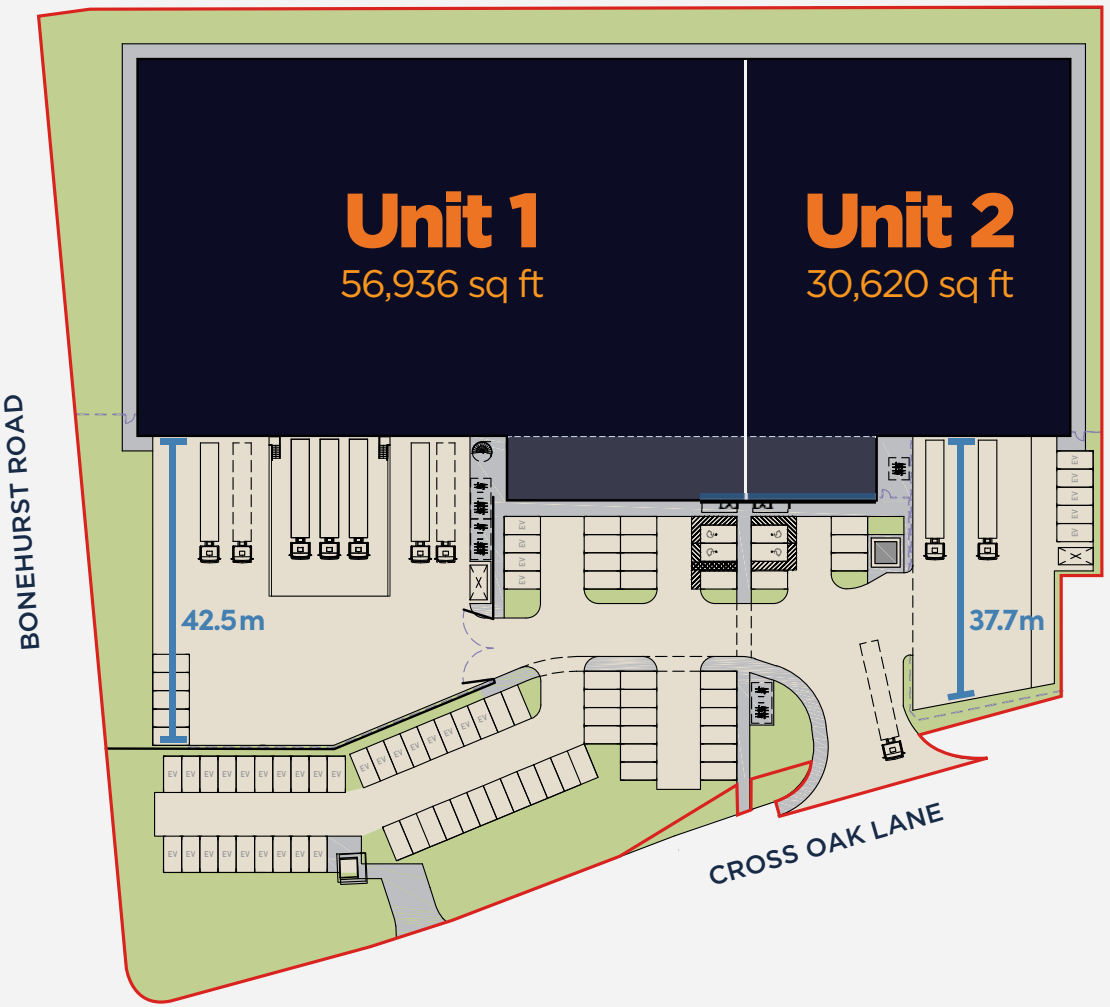
Presented with excellent external amenity, EV car charging and landscaped environment as well as “Cat A” office fit out at first floor including LED lighting with PIR sensors, raised access floors and superb WC & shower facilities.

The units benefit from flexible use classed including class E, B2 and B8.

Accommodation Schedule

	UNIT 1	UNIT 2	COMBINED
WAREHOUSE	49,993 sq ft (4,644 sq m)	26,573 sq ft (2,485 sq m)	76,566 sq ft (7,129 sq m)
OFFICE/ MEZZANINE	6,942 sq ft (644 sq m)	3,686 sq ft (360 sq m)	10,628 sq ft (1,004 sq m)
TOTAL	**56,936 sq ft (5,289 sq m)**	**30,620 sq ft (2,485 sq m)**	**87,556 sq ft (7,774 sq m)**

All areas are approximate and on a Gross External Area basis



UNIT 1

56,936 sq ft (5,289 sq m)

SPECIFICATION



- 10M CLEAR HEIGHT
- 3 DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS
- 10 EV CAR PARK SPACE
- POWER 619 KVA
- LIFT TO FIRST FLOOR
- 43 METRE YARD DEPTH
- GRADE A OFFICE SPACE
- 50 KN FLOOR LOADING
- 20 CYCLE SPACES
- 65 CAR PARKING SPACES

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UNIT 2

SPECIFICATION

30,620 sq ft (2,485 sq m)



- 10M CLEAR HEIGHT
- 2 LEVEL ACCESS DOORS
- 10 EV CAR PARK SPACE
- POWER 331 KVA
- LIFT TO FIRST FLOOR
- 38 METRE YARD DEPTH
- GRADE A OFFICE SPACE
- 50 KN FLOOR LOADING
- 14 CYCLE SPACES
- 23 CAR PARKING SPACES

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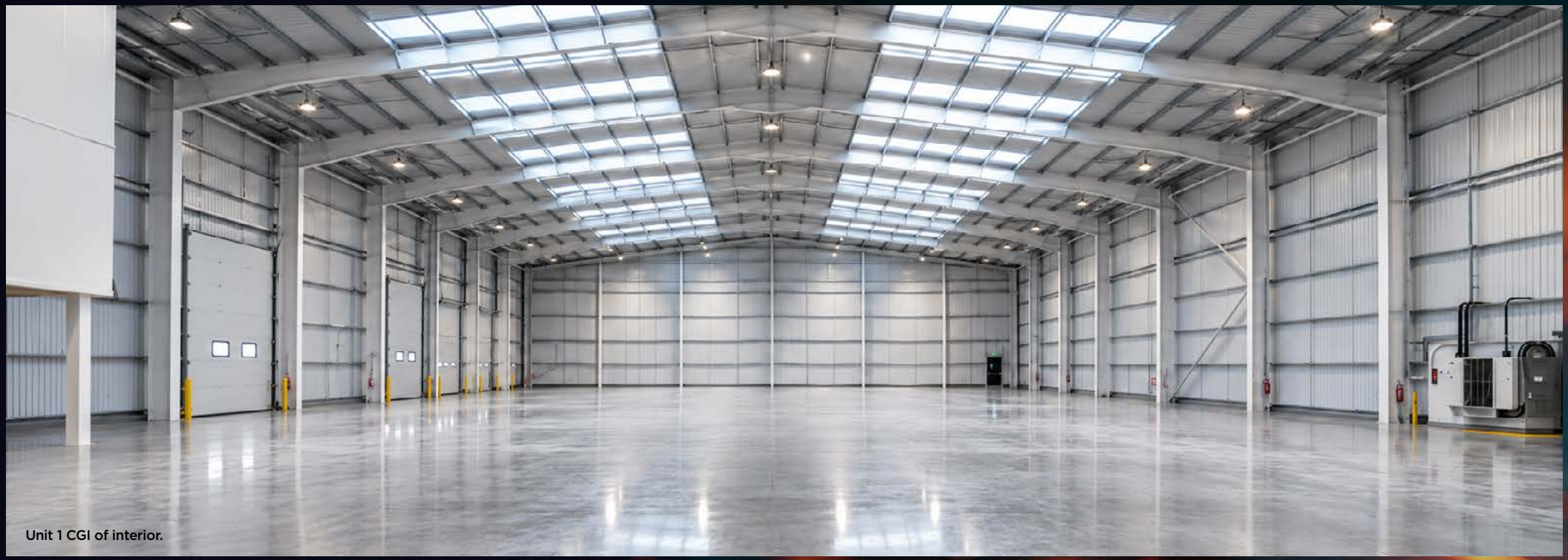

Unit 1 CGI of interior.



Unit 2 CGI of interior.



Indicative office space.

Sustainability Features

Kingspoint has been designed with sutainability at the core of its development and operation.

Please speak to the retained agents who can advise potential cost savings by leasing one of the sustainable properties.

- TARGETING BREEAM 'EXCELLENT'
- TARGETING EPC A+
- 10% ROOF LIGHTS
- 15% BIODIVERSITY NET GAIN
- ENHANCED U-VALUES & THERMAL AIR-TIGHTNESS
- RESPONSIBLY SOURCED BUILDING MATERIALS
- ENERGY EFFICIENT LED LIGHTING
- RENEWABLE ENERGY
- EV CHARGING POINTS
- BUILDING ENVELOPE TO ACHIEVE A2 FIRE RATING

Tenure

New FRI leases available direct from the landlord including periodic rent reviews. Rent on application.

EPC

Targeting EPC A+ and BREEAM 'excellent'

VAT

VAT is applicable at the prevailing rate.

Contacts

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Kingsbridge



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