

TO LET
REFURBISHED
MODERN THREE STOREY OFFICE PROPERTY



OLD BRIGHTON ROAD/CHURCH ROAD
LOWFIELD HEATH
CRAWLEY
WEST SUSSEX

4,659 – 15,939 SQ. FT. (432 – 1,480 SQ. M.)



LOCATION

Avion is a warehouse and office headquarters' complex located to the south of Gatwick Airport. The complex is on the corner of Church Road and Old Brighton Road close to its junction with the A23 London/Brighton Road at the Lowfield Heath roundabout.

Access to the complex is off the M23 at junction 9 the Gatwick turnoff, and then south on the A23 or, junction 10 of the M23 the Crawley turnoff, and north along the A23.

DESCRIPTION

A modern three storey brick built office property, the property benefits from:

- Landscaped frontage to Old Brighton Road
- Large refurbished reception area
- Open plan accommodation
- Air conditioning and heating
- 8 person passenger lift
- Suspended ceilings with recessed CIBSE Cat II (2003) light fittings
- Double glazing
- Ample car parking

Adjacent industrial/warehouse unit (44,535 sq. ft.) also available

ACCOMMODATION

	Sq. ft.	Sq. m.
Ground Floor Reception	572	53
Ground Floor Offices	4,659	432
Second Floor	5,417	503
Third Floor	5,291	492
Total	15,939	1,480

On a net internal basis in accordance with the RICS Code of Measuring Practice (current edition).

TERMS

The premises are available by way of a new subletting as a whole or floor by floor. Alternatively a new longer lease may be available direct from the landlords.

RENTAL

Upon application.

VIEWING

By arrangement through joint agents:

Vanessa Clark / Greg Rust
Peter Taylor & Co
Tel: 020 7917 2942
Email: vanessa@petertaylor.net
Email: greg@petertaylor.net

John Kehoe / Ed Thomason
Knight Frank
Tel: 020 7629 8171
Email: john.kehoe@knightfrank.com
Email: edward.thomason@knightfrank.com

