

# UNIT 2

## GATWICK AIRPORT DISTRIBUTION CENTRE

CARGO ROAD | WEST SUSSEX | RH6 0SQ

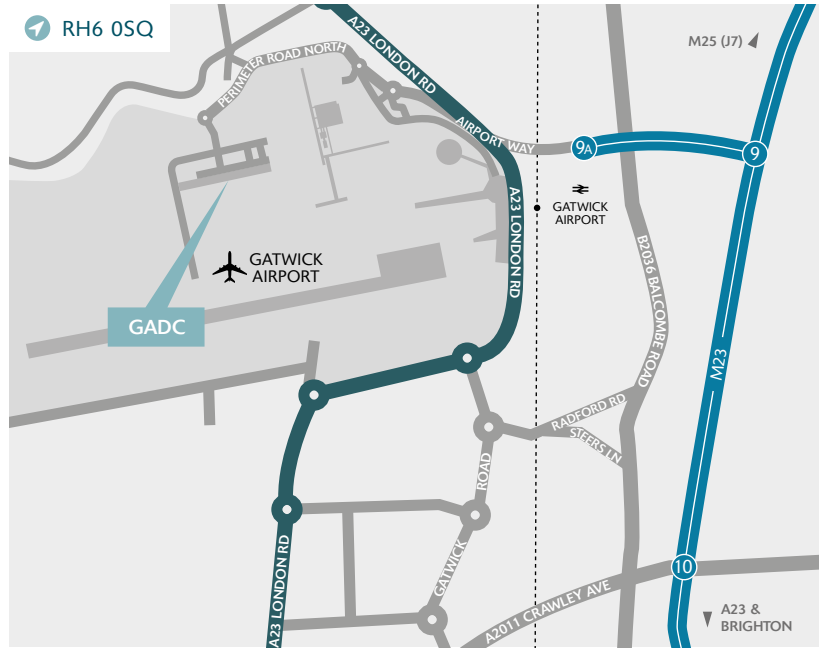
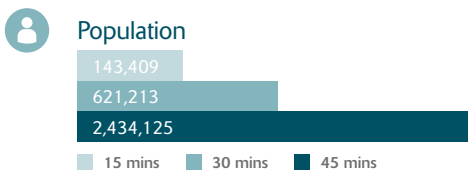
AVAILABLE NOW

**TO LET** WAREHOUSE / INDUSTRIAL UNIT  
WITH AIRSIDE AND LANDSIDE ACCESS

**47,438 SQ FT (4,407 SQ M)**



- On the tarmac at Gatwick Airport and close to the M23 motorway (Junction 9 & 10)
- Self-contained unit benefiting from landside and airside access
- Circulation areas totalling 122,747 sq ft allowing great HGV access



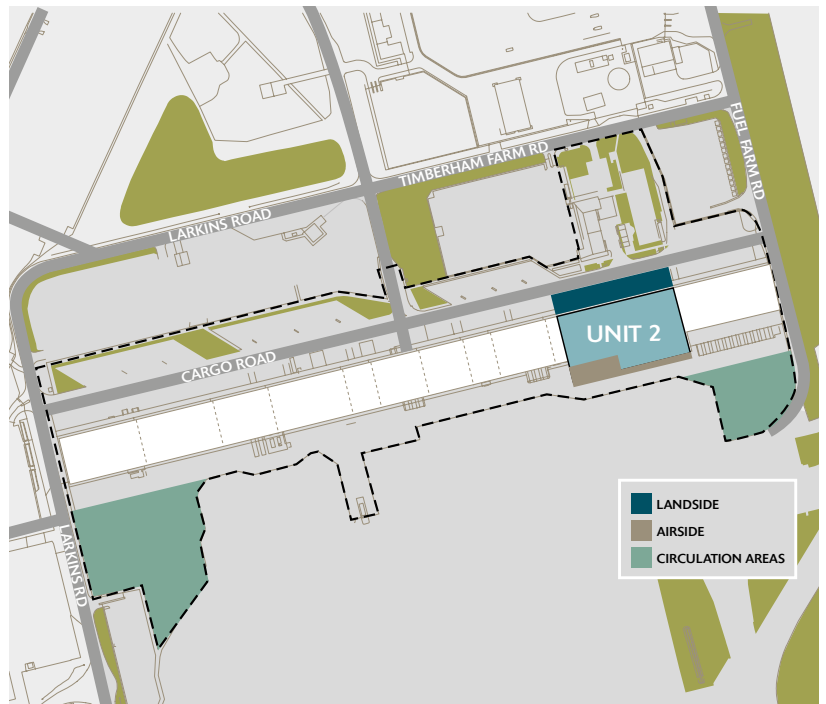
## ACCOMMODATION

UNIT 2	47,438 sq ft (4,407 sq m)
FORECOURT	25,000 sq ft (2,323 sq m)
<b>TOTAL</b>	<b>72,438 sq ft</b> <b>(6,730 sq m)</b>

(All areas are approximate and measured on a Gross External basis)

## SPECIFICATION

- 7.7m clear eaves height
- 12 loading doors
- Offices
- EPC rating: C – 73



## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over six million square metres of space valued at £7.4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

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