

AVAILABLE
Q1 2027

KINGSPOINTHORLEY.CO.UK

KINGSP^oINT

CROSS OAK LANE • HORLEY • REDHILL • RH1 5EX

30,620 - 87,556 SQ FT

SITUATED WITHIN CLOSE PROXIMITY
TO GATWICK AIRPORT & M23 MOTORWAY

Best in Class New Industrial/Logistics Warehouse



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.

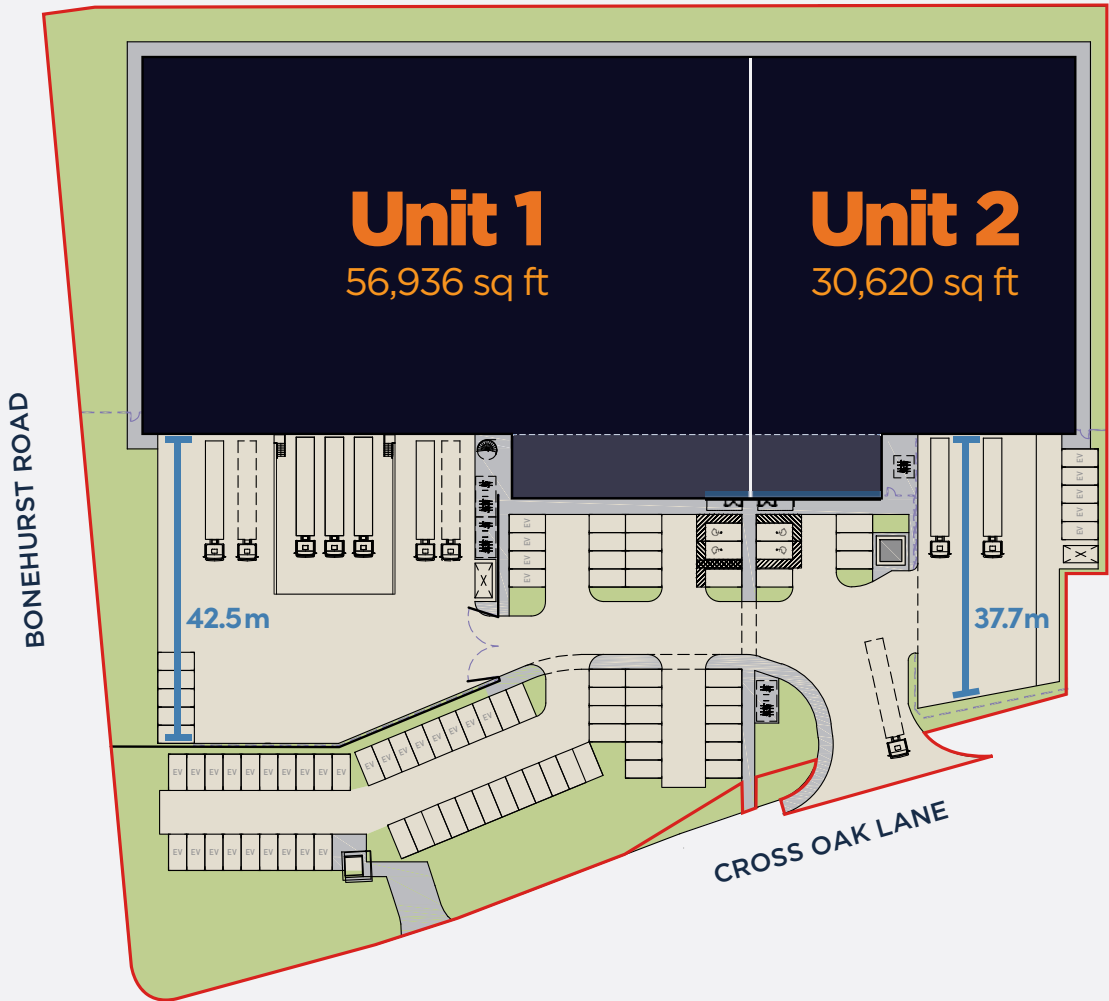
Presented with excellent external amenity, EV car charging and landscaped environment as well as “Cat A” office fit out at first floor including LED lighting with PIR sensors, raised access floors and superb WC & shower facilities.

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
PARKING
SPACES**



**POWER
619 KVA**



**LIFT TO FIRST
FLOOR**



**43 METRE
YARD DEPTH**



**GRADE A
OFFICE SPACE**



**50 KN/SQ M
FLOOR
LOADING**



**20 CYCLE
SPACES**



**65 CAR PARKING
SPACES**

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UNIT 2

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

SPECIFICATION



**10M CLEAR
HEIGHT**



**2 LEVEL
ACCESS DOORS**



**10 EV CAR
PARKING
SPACES**



**POWER
331 KVA**



**LIFT TO FIRST
FLOOR**



**38 METRE
YARD DEPTH**



**GRADE A
OFFICE SPACE**



**50 KN/SQ M
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 sustainability 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.



BREEAM

**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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