

# Midpoint 23

Brighton Road, Pease Pottage, Crawley, RH11 9AD

Warehouse | 13,017 ft<sup>2</sup>



8 m eaves height



Electric roller shutter doors



Three-phase electricity



EV charging points



EPC A rating



Just off M23 at J11

Available to Let



LastMileFirst | [mileway.com](https://mileway.com)



## Description

This brand new development of prime warehouse and light industrial unit has been thoughtfully developed with sustainability, efficient running costs, and occupier well-being in mind. The unit has 8 m eaves and electric roller shutter doors and has been awarded an EPC A rating and BREEAM Very Good rating. Inside, there is energy-efficient lighting with dimming and presence detection. Outside, there is ample onsite parking and EV charging points. The facility is designed around well-established trees and shrubs to give an attractive woodland feel.

## Location

Midpoint 23 is situated just off the M23 at J11. Gatwick Airport is 8.4 miles (13.5 km) away and London is 34 miles (54.7 km) away.

## Further information

EPC  
A

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

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# Mileway

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2B	Warehouse	13,017	Under offer
Total		13,017	

Sq ft reflect GEA measurements

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