

## LINK 23, HANDCROSS, CRAWLEY RH17 6BA



### DESCRIPTION

The Property comprises a newly built 3 unit multi-let industrial estate developed to a Grade A spec by Martin's Properties. The estate extends to 43,075 sq ft GIA on 3.7 acres site.

The scheme was well designed with good eaves height, internal volume with each unit benefitting from dedicated loading and parking, allowing for flexible occupation/fit out from incoming tenants, in particular the life sciences sector.

### Specification:

- 6.6m clear internal height / 4 x 4.8m loading doors
- 50 kN/M2 floor loading
- Goods loading / HGV circulation and parking
- 3 Phase power and each unit has their own EV charging point
- **BREEAM** Very Good.

### TENANCY

Two out of the three units were let at £11.50 psf on 10-year leases, leaving scope for rental growth/uplift in the near short term. The tenants include a Furniture manufacturer and distributor and a sports retailer.

### TENURE

Freehold.

### PRICE AND YIELD

The Property was sold for c.£9,500,000, which reflected a NIY overall of sub 5%.

### TRANSACTION

HSM advised the vendor, Martin's Properties (Sept. 2021).