



**TO LET**

**4A TINSLEY LANE NORTH**  
CRAWLEY RH10 9TP [WHAT3WORDS.COM/SODA.GLOBAL.DEMAND](https://www.what3words.com/soda.global.demand)

**FULLY REFURBISHED INDUSTRIAL UNIT**  
22,167 SQ FT EPC A+







# 4A TINSLEY LANE NORTH

## DESCRIPTION

Unit 4A is a fully refurbished, semi-detached, self-contained building featuring a secure 30m deep yard 15 marked car parking spaces and air-conditioned ground and first floor offices making it suitable for a variety of occupiers.

## SPECIFICATION

- 4A Fully refurbished
- 4A Full roof coating with 25-year warranty
- 4A New rooflights throughout
- 4A New PV installation
- 4A LED lighting
- 4A New air-conditioning to offices
- 4A 2 surface level loading doors
- 4A 5.28m min / 6.11m max eaves
- 4A 30m deep secure gated yard
- 4A 15 marked car parking spaces
- 4A EPC A+ achieved



New full roof coating  
25 year guarantee



New PV  
installation



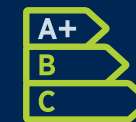
New roof lights  
throughout



New air conditioning  
to offices



Smart LED  
lighting



EPC A+



Fully  
refurbished



2 level  
loading doors



5.2m min / 6.11m  
max eaves



Ground and first  
floor offices



30m deep secure  
gated yard

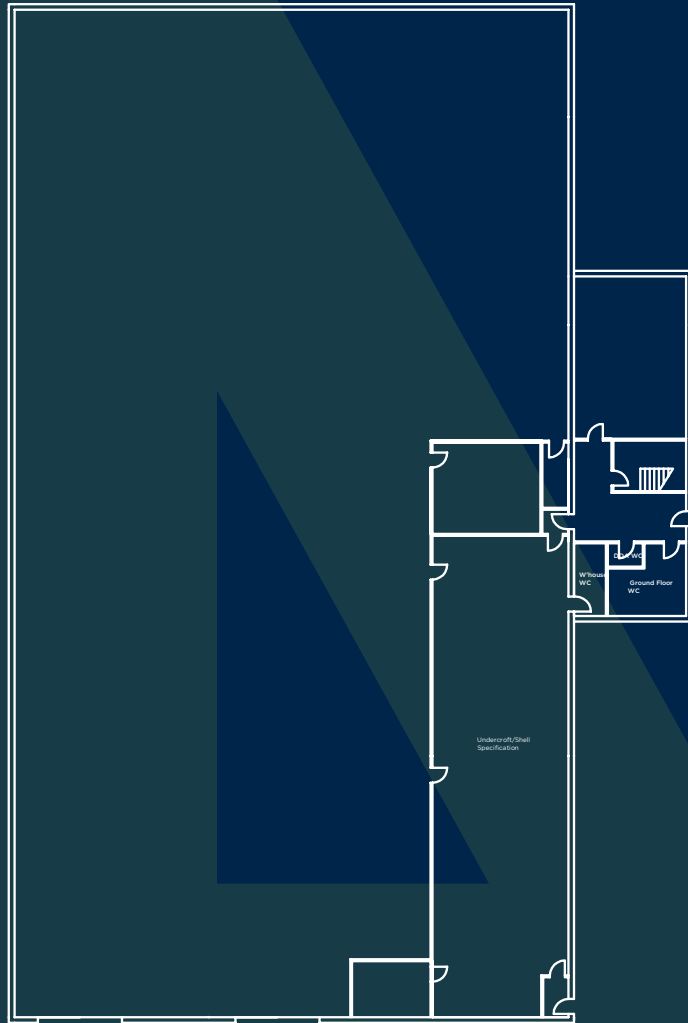


Secure  
Site

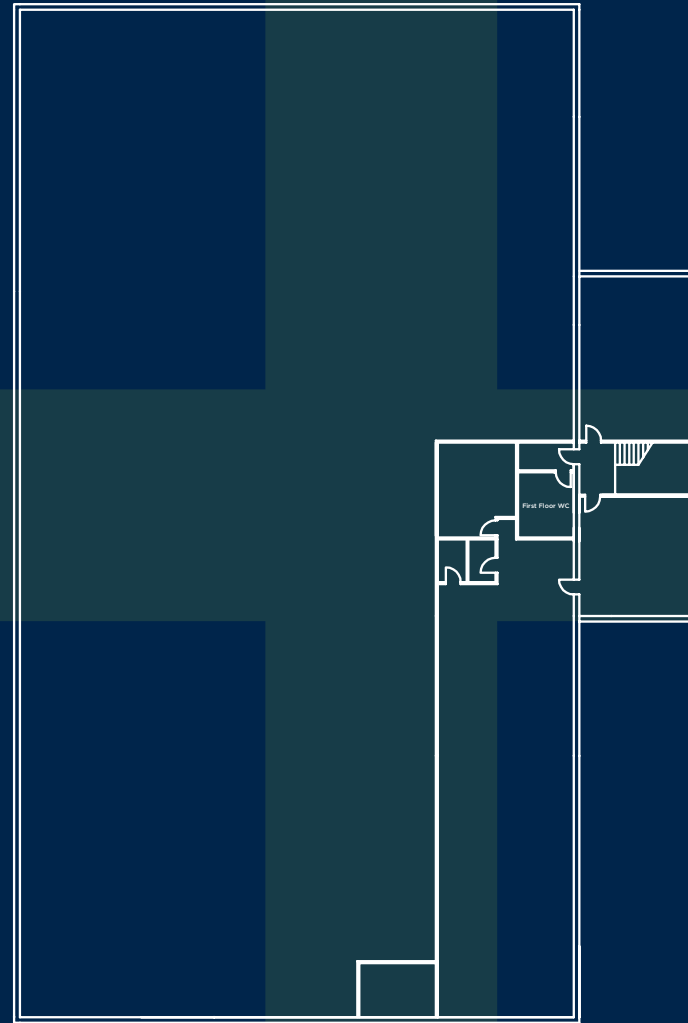


15 marked car  
Parking spaces





GROUND FLOOR



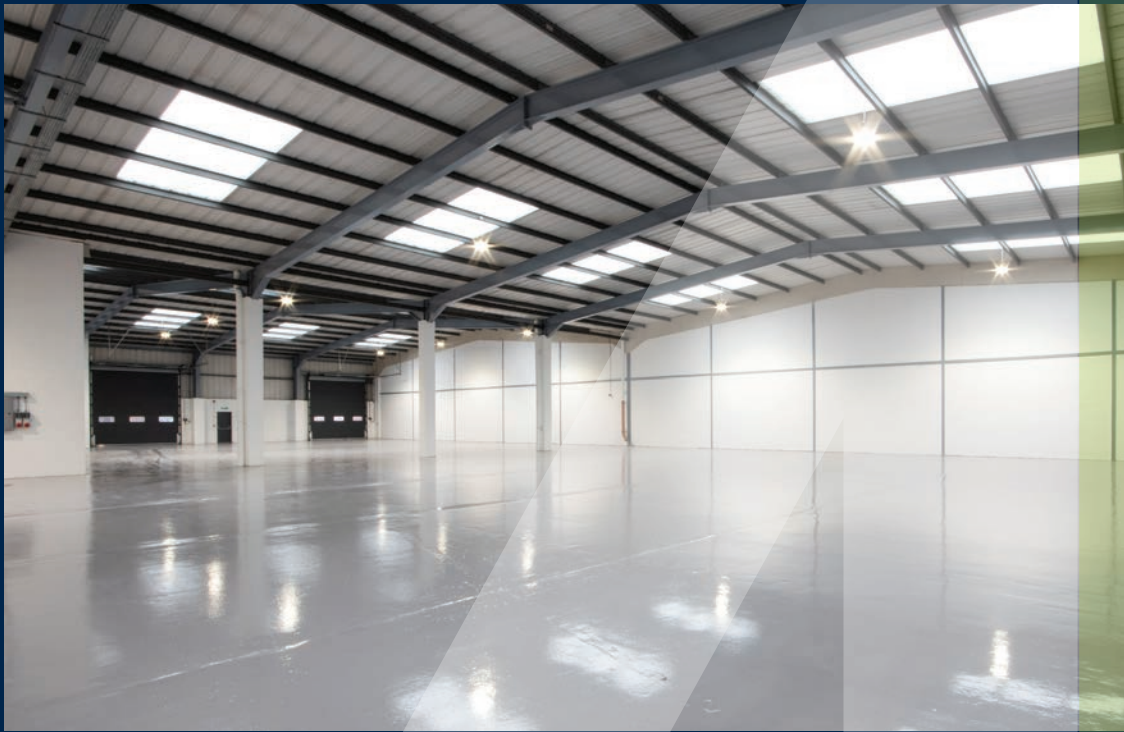
FIRST FLOOR

## ACCOMMODATION

The property has been comprehensively refurbished and as such has achieved an EPC of A+.

ACCOMMODATION	SQ FT
GROUND FLOOR WAREHOUSE	15,105
GROUND FLOOR OFFICES	3,457
FIRST FLOOR OFFICES	3,605
<b>TOTAL</b>	<b>22,167</b>









Gatwick Airport

M25 - J7 London ↑

M23

4 TINSLEY LANE NORTH

M23 J10

A2011

M23

A23 South Coast ↓

Ocado

Acorn Retail Park  
Tesco Express  
Aldi M&S

Wickes  
Currys  
Costa  
Country Oak Retail Park  
TK Maxx  
Next

MARTYRS AVE

LONDON ROAD

A23

Ibis Hotel

Welland Medical

Tesco Distribution

FLEMING WAY

DPD UK

Elekta

Premier Inn

Boeing

MANOR ROYAL

Aerotron Ltd

Vent-Axia

Sussex Manor Business Park

Crawter's Brook

GATWICK ROAD

MAXWELL WAY

A2004

HAZELWICK AVE

Crawley Town Centre



# 4A TINSLEY LANE NORTH

## LOCATION

Unit 4a Tinsley Lane North is situated off Gatwick Road, located in the Manor Royal Business District which is well established as the prime logistics / industrial area of the Gatwick Diamond. 4A Tinsley Lane North is strategically located, 2.2 miles from the M23 (J10) and 1.5 miles from Gatwick Airport South Terminal providing rail services into London (Victoria) within 30 minutes. Manor Royal benefits from the metrobus service, with routes 10, 100, 200 providing a 24-hour service between Gatwick, Redhill, Horley and Horsham.

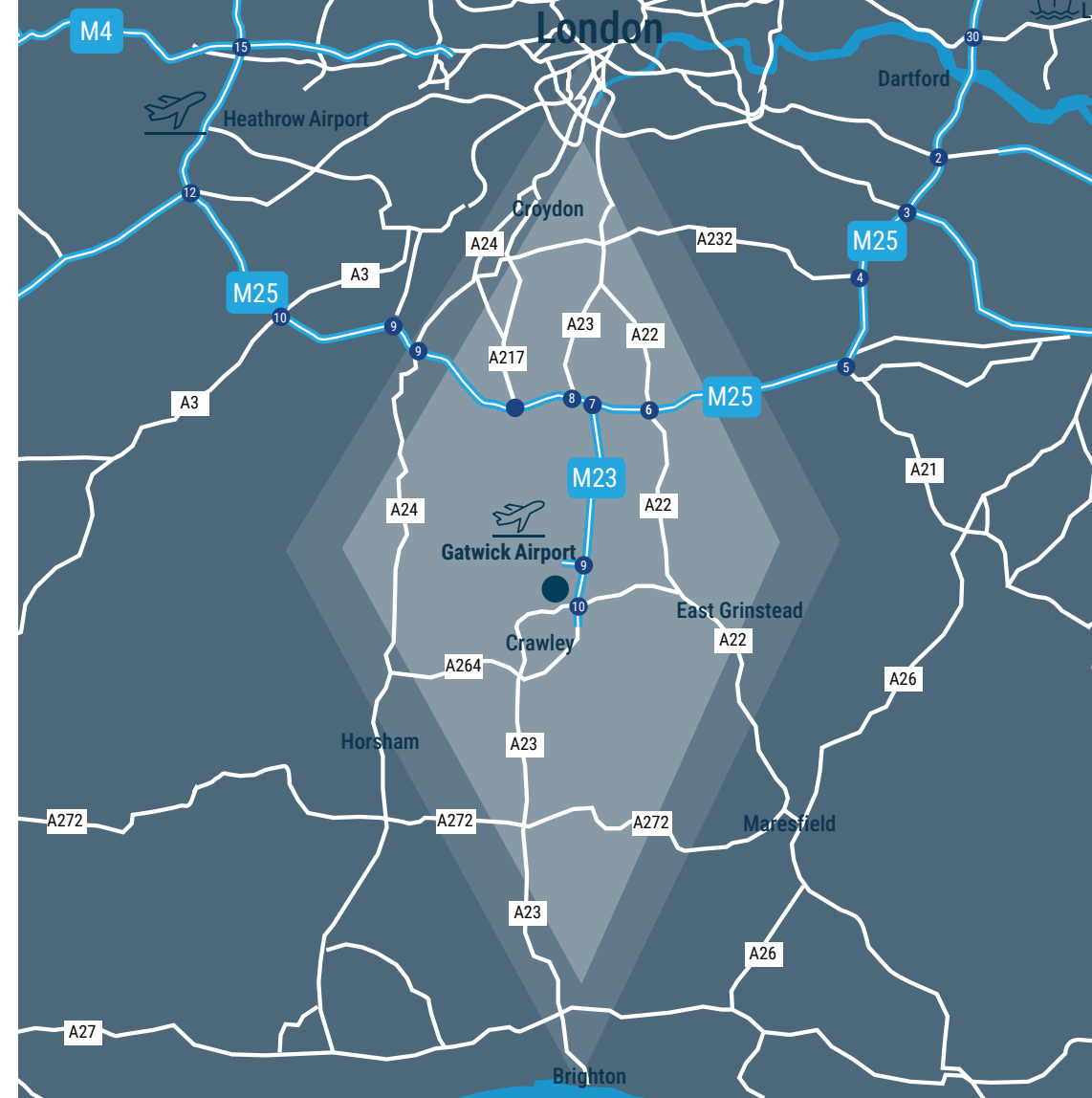
Manor Royal's proximity to Gatwick Airport and its position in the South East has attracted a wide range of national and international logistics companies including: Amazon, Boeing, Royal Mail, EVRI, UPS, Tesco and Thales.

Crawley is the leading commercial centre for West Sussex, located just off the M23, 36 miles south of Central London and 26 miles north of Brighton.

[Click here to see 360° panorama.](#)

	<b>M23 J10</b>	<b>2.3 miles</b>	
	<b>M23 J9</b>	<b>3.7 miles</b>	
	<b>M25 J7</b>	<b>11.2 miles</b>	
	<b>Gatwick</b>	<b>3.3 miles</b>	

	<b>London Victoria</b>	<b>31 mins</b>	
	<b>London Bridge</b>	<b>29 mins</b>	
	<b>Brighton</b>	<b>33 mins</b>	
	<b>East Croydon</b>	<b>15 mins</b>	







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**IMPORTANT INFORMATION**

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.  
All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

January 2025

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