

51-55 GATWICK ROAD

MANOR ROYAL INDUSTRIAL ESTATE CRAWLEY RH10 9RD



SHW

KBA
www.kba-property.co.uk
01293 422202

TO LET INDUSTRIAL UNITS WITH YARDS
4,570-17,342 SQ FT (424.57-1,611.12 SQ M)

DESCRIPTION

Warehouse/light industrial units with ample parking/yard space in the heart of the popular Manor Royal Business District.

The terrace of the warehouse/light industrial units provide flexible accommodation of concrete frame construction with a concrete floor slab. Externally there are self contained loading yards/parking accessed via steel gates.

The units are available as a whole or individually.



SPECIFICATION

The units benefit from the following features:



Warehouse/light industrial units



Large self contained parking/yard space



Centrally located on Manor Royal Business District



Roller shutter doors



Double glazed windows



Fitted offices



Unrestricted 24/7 access



Flexible business uses considered

51-55

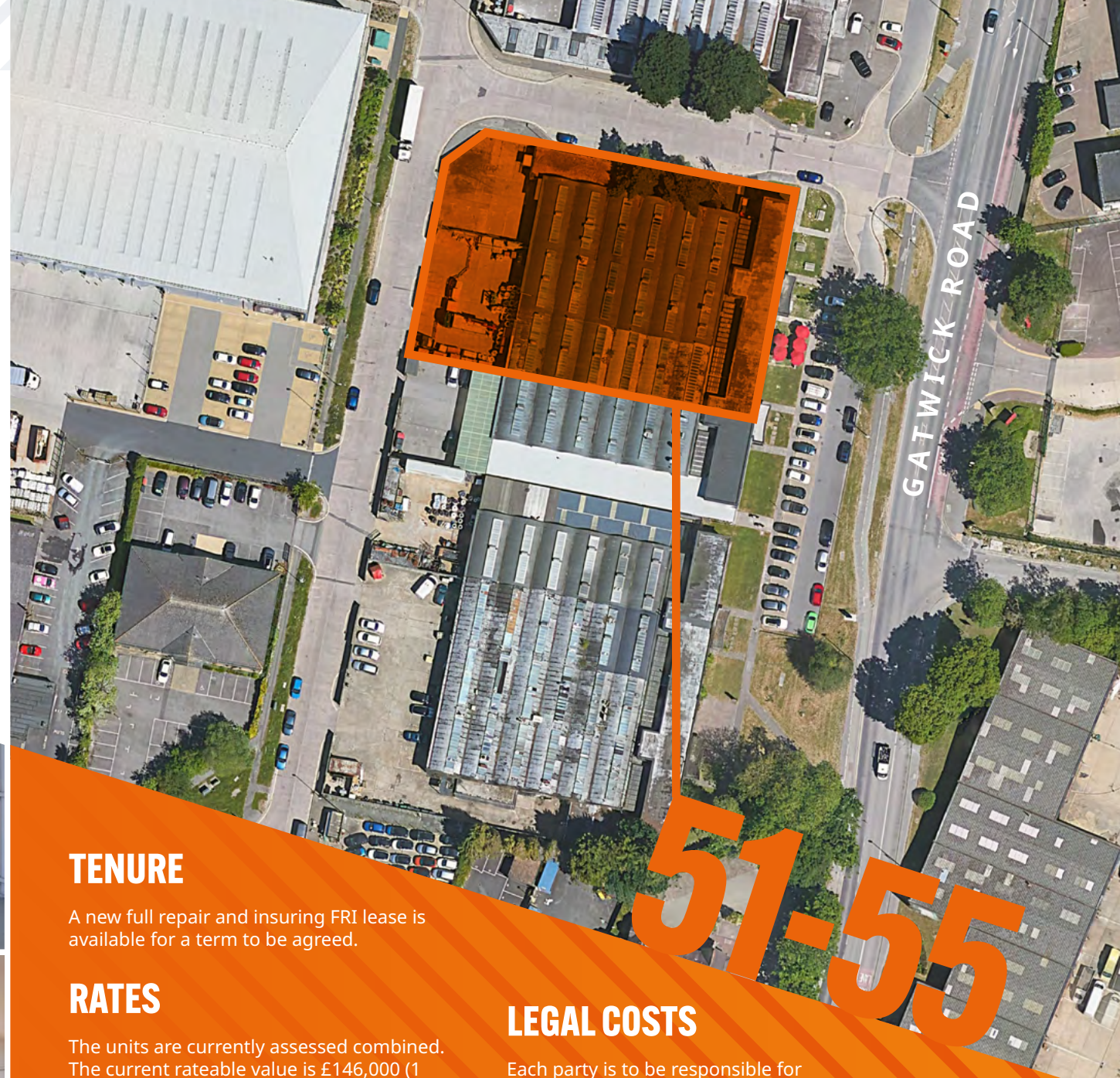
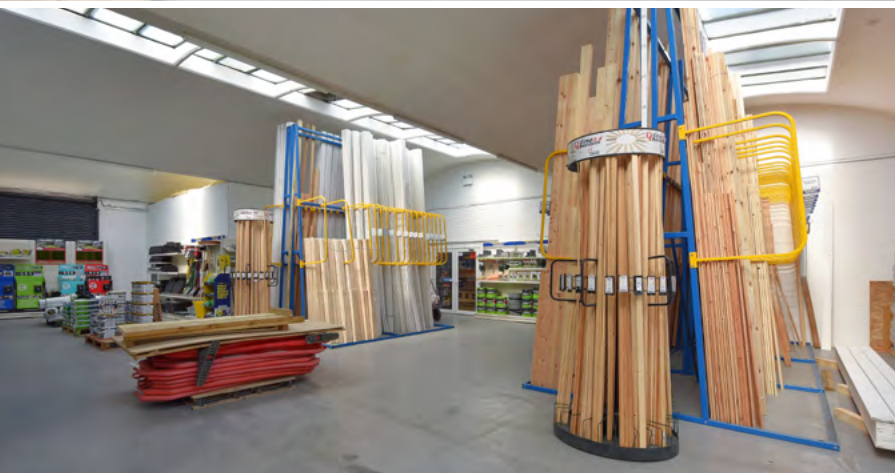
ACCOMMODATION (GIA)

The units have been measured to the following GIA:

	SQ FT	SQ M
Unit 51-52 (Ground floor warehouse)	7,055	655.43
Unit 53-54 (Ground floor warehouse)	4,570	424.57
Unit 55 (Ground floor warehouse)	5,717	531.12
TOTAL	17,342	1,611.12

RENT

On application.



TENURE

A new full repair and insuring FRI lease is available for a term to be agreed.

RATES

The units are currently assessed combined. The current rateable value is £146,000 (1 April 2023 to present).

VAT

VAT will be chargeable on the terms quoted.

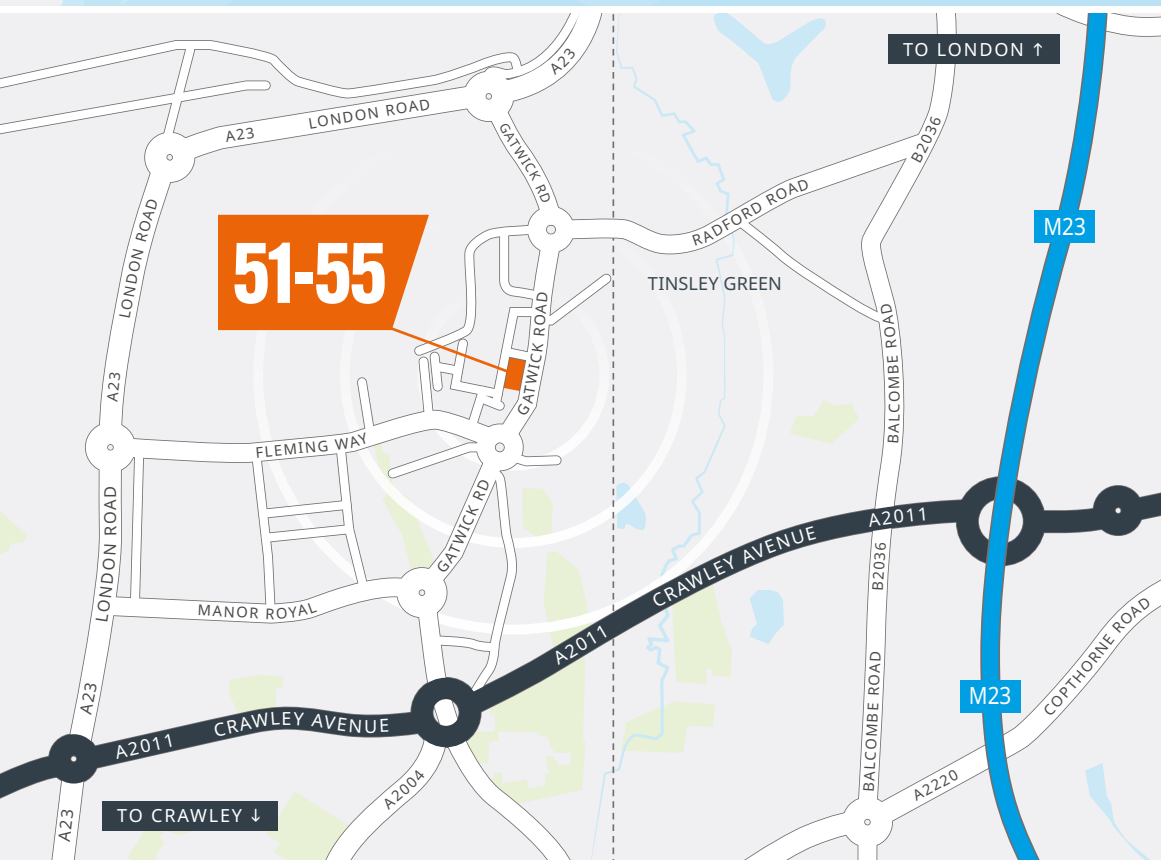
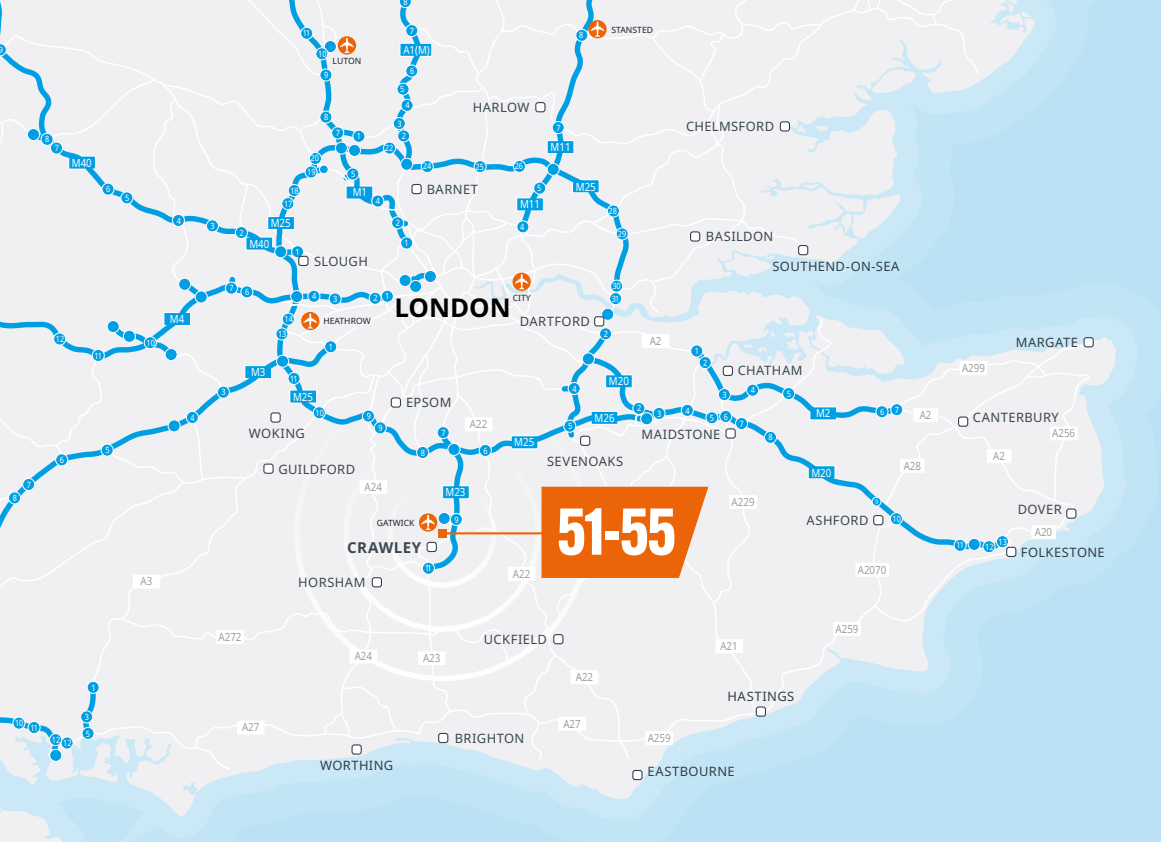
LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The units have a EPC rating of D.

51-55



LOCATION

The units benefit from a prominent frontage onto Gatwick Road in the heart of the Manor Royal Business District. Access to the yards/parking is via rear of the units on Rutherford Way which runs parallel to Gatwick Road.

Junction 10 of the M23 is in close proximity providing access to junction 7&8 of the M25 Motorway approximately 11 miles north.

Gatwick Airport Railway Station is 2.2 miles to the North providing Railway services North to London and further and South to the coast. Manor Royal also benefits from the Fastway Bus providing regular services around Crawley and surrounds.

CONTACTS

All enquiries and viewings to be arranged with the joint letting agents SHW and KBA.

James Clement
 T: 01293 441 329
 E: jclement@shw.co.uk

Ken Boyle
 T: 01293 422 202
 E: kenboyle@kba-property.co.uk

Laura Miles
 T: 01293 441 339
 E: lmiles@shw.co.uk



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