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TO LET

INDUSTRIAL AND WAREHOUSE – 3,176 - 7,431 SQ FT (295.05 – 690.34 SQ M)

Units 1-2, Forgewood Industrial Estate, Crawley, RH10 9PG

DESCRIPTION

Two units of steel portal frame situated at the end of a terrace of warehouse / industrial units. The units can be separated and both have 3 phase power. The area is secured with palisade fencing of an approx 10,000 sq ft yard to the front of the units.

LOCATION

The Forgewood Trade Park is prominently situated on the Gatwick Road in the heart of the Manor Royal Industrial Estate. The M23 (J10) is 2 miles to the east and the M25 (J7) is 8 miles to the north. Crawley Town Centre is 1.5 miles away and Gatwick Airport is 2 miles to the north.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 1:		
Ground Floor	2,744	254.92
First Floor Offices	432	40.13
Total	3,176	295.05
Unit 2:		
Ground Floor	3,621	336.39
First Floor Office	634	58.9
Total	4,255	395.29
UNITS 1-2 TOTAL	7,431	690.34

AMENITIES / OPPORTUNITY

Units 1-2 will be refurbished with details available on request.

- Self-contained secure site
- 3 Phase power
- Ability to split
- Generous parking / yard area
- Electric roller shutter doors

RENT

£17.00 Per sq ft

RATES

The 2023 Rateable Value of the property is £76,000.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

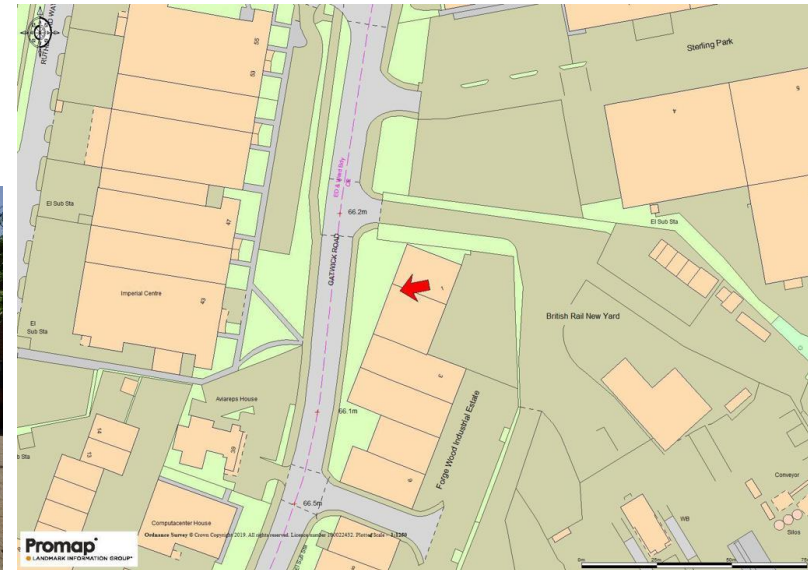
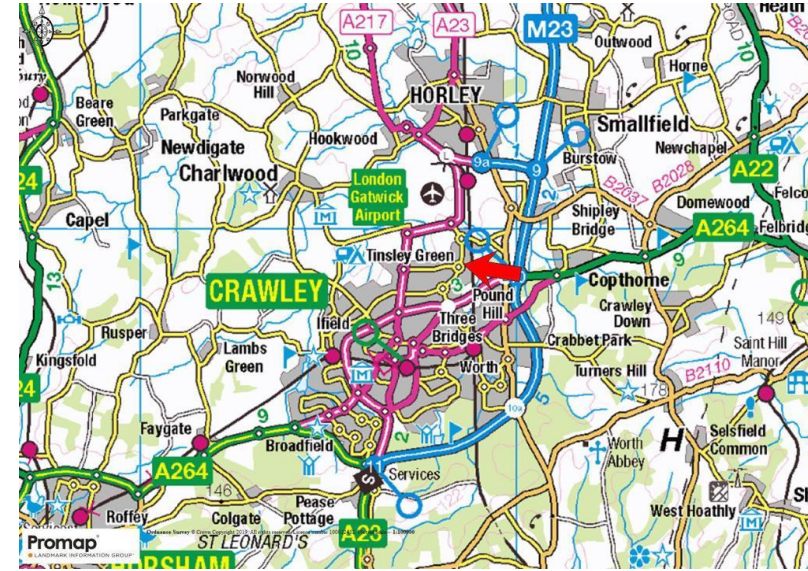
EPC

Unit 1:-

76-100 **D** 79 D

Unit 2:-

51-75 **C** 69 C



VIEWINGS – 01293 441300

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