



**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 4,699 SQ FT (436.54 SQ M)

Unit 3, Forgewood Trade Park, Gatwick Road, Crawley, West Sussex, RH10 9PG

DESCRIPTION

Forgewood comprises an estate of 13 units arranged in 2 terraces. The units are steel portal frame construction and brick elevations under a pitched corrugated roof with roof lights. The units have an eaves height of 5.1m (max). There are offices at first floor. There is ample onsite parking.

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)

Available on a New FRI lease on terms to be agreed.

	SQ FT	SQ M
Ground Floor Warehouse	4,170	387.39
First Floor Offices	529	49.14
TOTAL	4,699	436.53

AMENITIES / OPPORTUNITY

- 6 allocated car parking spaces
- Full height electric roller shutter door
- Three-phase electricity
- 4.5m min eaves & 5.2m max eaves
- Office & WC accommodation

RENT

£17.50 Per sq ft

DATA ROOM (IF REQUIRED)

To view the data room click here (add link)

RATES

Rateable Value of this property is £58,000 (April 2023)

VAT

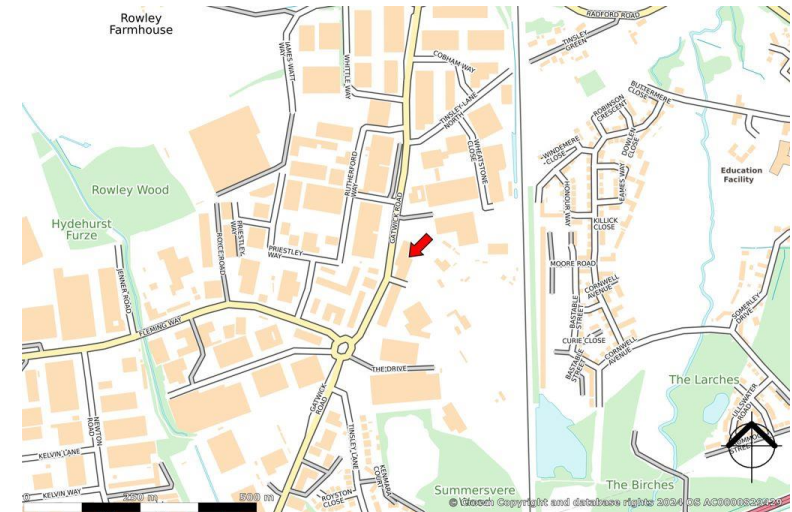
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

This property has an EPC rating of D.



VIEWINGS – 01293 441300

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