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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 2,978 SQ FT (276.66 SQ M)**

**Unit 12 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)**

	SQ FT	SQ M
Ground Floor	2,556	237.45
First Floor Offices	422	39.2
<b>TOTAL</b>	<b>2,978</b>	<b>276.65</b>
<i>Tenant Storage Mezzanine</i>	<i>592</i>	<i>54.99</i>

**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**

£17.00 Per sq ft

**RATES**

The current Rateable Value of the property is £41,500.

**VAT**

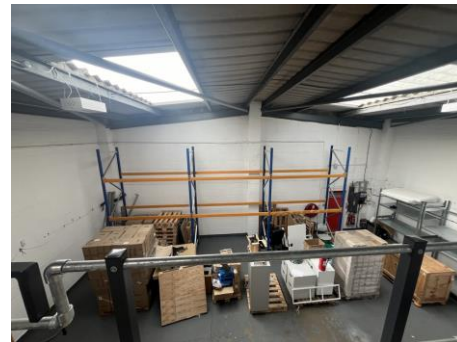
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

76-100 **D** 81 D



**VIEWINGS – 01293 441300**

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