



Unit 15 The Bell Centre

Newton Road, Crawley, RH10 9FZ

**Refurbished industrial /
warehouse unit with
offices - READY FOR
OCCUPATION**

1,851 sq ft
(171.96 sq m)

- Surface level loading door
- First floor air conditioned offices
- 5 car spaces + loading
- Refurbished

Unit 15 The Bell Centre, Newton Road, Crawley, RH10 9FZ

Summary

Available Size	1,851 sq ft
Rent	£19 per sq ft per annum
Business Rates	To be re-assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Location

The Bell Centre is situated on the eastern side of Newton Road in the heart of the Manor Royal Business District. The new Starbucks and Mcdonalds are close by on Gatwick Road together with a new E.V. charging station, Sainsburys Convenience store and Greggs are under construction and will be ready Q4 2025. J10 of M23 is within 2 miles.

For exact location use what3words; ankle.teach.tilt

Description

The Bell Centre is a multi let industrial scheme comprising around 30 units each with loading and parking. Unit 15 is situated at the rear of the estate, which is a quieter position on the scheme. A redecoration and refurbishment programme is underway to provide modern ready to occupy space. Units 16 & 17 are also available and could be combined.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

The approximate gross internal floor area is as follows:

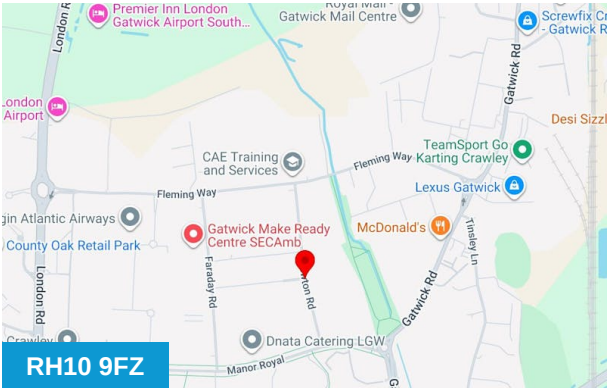
Name	sq ft	sq m
Ground - Industrial	921	85.56
1st - Office	930	86.40
Total	1,851	171.96

Terms

The unit will be available to let on new full repairing lease for a term to be agreed.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



Stephen Oliver
01293 401040 | 07786 577323
oliver@graves-jenkins.com



David Bessant
01293 401040 | 07767 422530
bessant@gravesjenkins.com



