



Unit 1 Satellite Business Village

Fleming Way, Crawley, RH10 9NE

Two Storey Air Conditioned Business Unit

7,032 sq ft
(653.29 sq m)

- Central Manor Royal location
- Excellent communication links
- Well presented/good specification
- Newly upgraded/refurbished

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Summary

Available Size	7,032 sq ft
Rent	£110,000 per annum
Rates Payable	£39,127.50 per annum Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to verify this information
Rateable Value	£70,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Location

Satellite Business Village is prominently located on the corner of Fleming Way and Faraday Road within Crawley’s Manor Royal Business District, being one of the largest Business Parks in the South East.

Junction 10 of the M23 motorway located within 4 kms providing access north to the M25 (15 kms) and Gatwick International Airport is located within approximately 4 kms. There is a fast and frequent rail service from Gatwick with a journey time to London Victoria of approximately 30 minutes. Fastway bus service linking the town centre, Gatwick Airport and Horley, passes this property.

Description

A two storey business unit providing first floor offices and ground floor Hi-tech production space. Situated on a managed Estate of 6 similar units on the corner of Fleming Way and Faraday Road at the heart of the Manor Royal Business District. The ground floor is considered suitable for conversion to office space, if required.

Lease

Available on a new full repairing and insuring lease on terms to be agreed.

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.

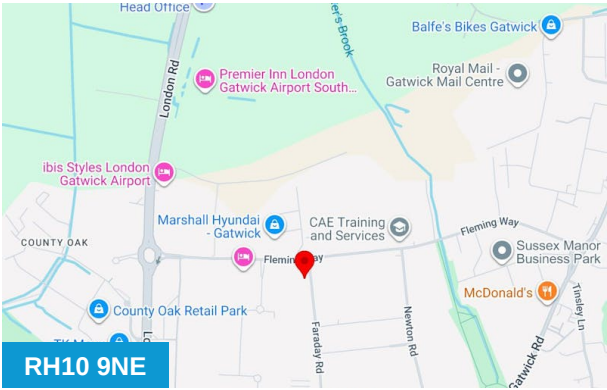
Accommodation

The approximate gross internal floor area is as follows:

Floor/Unit	sq ft	sq m
Ground	3,643	338.45
1st	3,389	314.85
Total	7,032	653.30

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



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