

Unit 4

Crompton Fields
Crompton Way, Crawley
West Sussex RH10 9QB



Leasehold

R&D | light industrial | B8 with ancillary offices

15,767 sq ft (1,465 sq m) industrial unit with office accommodation

Unit 4 Crompton Fields is a self-contained light industrial and warehouse unit with secure rear loading yard. The building has been comprehensively refurbished offering office accommodation at both ground and first floor levels. The unit has 2 level access loading doors which provide access to the rear loading yard. There is good parking provision of 21 car parking spaces to the front of the unit. Subject to an hour of use restriction on heavy goods vehicle between 0700 - 1800 M-F / 0800 - 1300 Saturday.

	Sq ft	Sq m
Ground - Warehouse	13,518	1,256
Ground - Offices	1,156	107
First - Offices	1,093	102

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent	£275,923	£17.50 psf
Service Charge	£13,402	£0.85 psf
Insurance	£11,195	£0.71 psf
Business rates	£80,254	£5.09 psf
Total cost	£380,774	£19.06 psf

Specification

- /// Newly Refurbished
- /// 5.7m clear internal height
- /// 2 level access loading doors
- /// 21 car parking spaces
- /// 23m yard depth
- /// Self contained site with secure yard
- /// LED lighting

Floorplans



Gallery



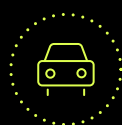


Unit 4 Crompton Fields

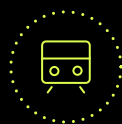
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Location

Crompton Fields is about 2 miles from Gatwick Airport in Crawley's Manor Royal Estate, just 1.5 miles from the M23 J10. Manor Royal is the leading logistics and industrial hub in the Gatwick Diamond.



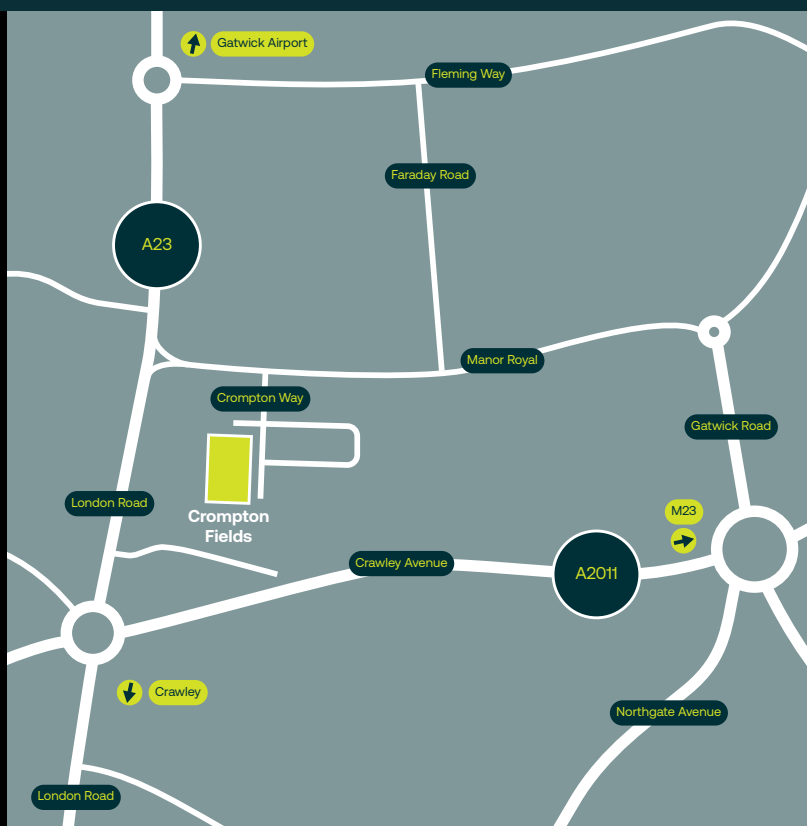
M23 J10
1.5 miles



**Three Bridges
Train Station**
1.5 miles



London Gatwick Airport
2 miles



Additional information

Planning class	Light Industrial and Storage & Distribution
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

Key contacts



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Misrepresentation Act: These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. August 2025.