



Unit 6 Bell Centre

Newton Road, Crawley, RH10 9FZ

Industrial unit with offices

1,903 sq ft
(176.79 sq m)

- Rarely available freehold
- Ground floor industrial
- First floor offices
- 4 allocated car spaces

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Summary

Available Size	1,903 sq ft
Price	Offers in excess of £475,000
Rates Payable	£11,124 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£25,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 which have just opened. J10 of M23 is within 2 miles.

For exact location use what3words; <https://what3words.com/note.caged.exchanges>

Description

The Bell Centre is a multi let industrial scheme comprising around 30 units each with loading and parking. Unit 6 is situated near the front of the scheme.

The unit comprises a ground floor industrial unit together with first floor offices. The rear section of the offices benefit from air conditioning. There is currently an opening between this unit and the adjoining unit 5 which will be blocked up and made good before completion of a sale. On the ground floor there is 1 WC at the front and drainage/plumbing for a further WC to be installed at the rear.

Accommodation

The accommodation comprises the following gross internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Industrial	966	89.74
1st	Office	937	87.05
Total		1,903	176.79

Terms

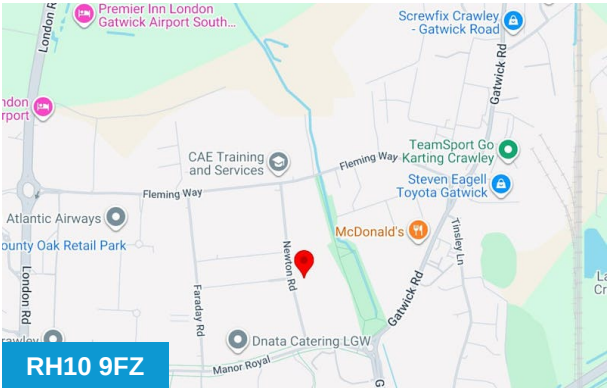
The unit is available FOR SALE FREEHOLD

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.

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 will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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