



Units 1 - 4, Vector Point
Newton Road, Crawley, RH10 9AU

**Detached industrial /
warehouse & offices with
large yard & parking**

25,890 sq ft
(2,405.26 sq m)

- 5 x Electric loading doors
- Large secure yard
- Ground and first floor offices
- To be redecorated

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Summary

Available Size	25,890 sq ft
Rent	£15 per sq ft per annum exclusive
Rates Payable	£147,600 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	£307,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Vector Point is situated in a prominent location on the corner of Newton Road and Kelvin Way in the heart of the Manor Royal Business District.

Crawley benefits from excellent transport communications via the M23 (junction 10 – 2 miles), London Gatwick Airport – 3 miles, and Three Bridges mainline station 1.5 miles.

For exact location use what3words.com/camp.rates.jabs

Description

Vector Point is a detached industrial/warehouse unit with a large secure yard to the rear and separate car parking to the side and front. The building was originally designed as 4 units but has been opened up internally to provide interconnecting space. To the front is 2 storey offices and welfare facilities. The unit benefits from minimum 6m eaves, 5 loading doors, large secure yard, and two separate parking areas for a minimum of 51 cars.

Please see Page 7 for CGI illustrations showing the accommodation as both an open-plan office and industrial/warehouse unit. The images are for indicative purposes only and is intended to demonstrate the flexibility of the space and how our clients can configure this to suit a range of occupier requirements.

Accommodation

The unit has the approximate gross internal areas as follows:

Floor/Unit	Building Type	sq ft	sq m
Ground	Warehouse	20,660	1,919.38
1st	Office	5,230	485.88
Total		25,890	2,405.26

Terms

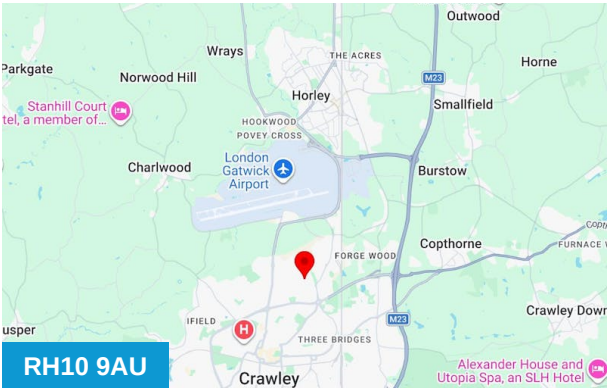
Available to let on a new lease for a term to be agreed from Q2 2026.

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



Viewing & Further Information



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







