



Unit 17 The Bell Centre

Newton Road, Crawley, RH10 9FZ

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

1,858 sq ft
(172.61 sq m)

- Surface level loading
- First floor offices
- 5 car spaces (inc. 1 EV space) + loading
- Fully refurbished

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Summary

Available Size	1,858 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 have just opened. 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 17 is situated at the rear of the estate, which is a quieter position on the scheme. A redecoration and refurbishment programme has just completed to provide modern ready to occupy space. Units 15 & 16 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:

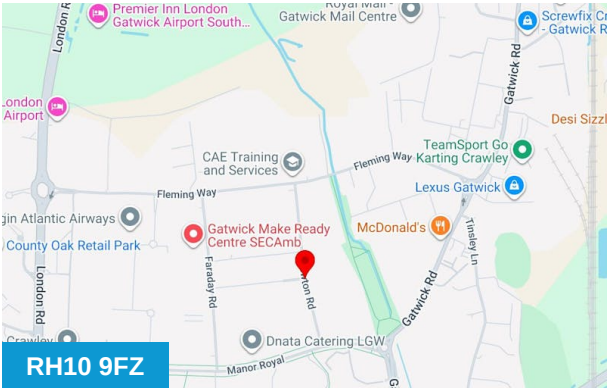
Name	sq ft	sq m
Ground - Office/Store	936	86.96
1st - Office	922	85.66
Total	1,858	172.62

Terms

The unit is 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



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