Space Industrial

TO LET

Unit 1

Crompton Fields
Crompton Way, Crawley
West Sussex RH10 9QB



Leasehold

R&D | light industrial | B8 with ancillary offices

17,818 sq ft (1,655 sq m) industrial unit

with secure yard and ancillary offices

	Sq ft	Sq m
Ground - Warehouse	13,029	1,210
Ground - Offices	2,435	226
First - Offices	2,354	219
Total	17,818	1,655

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent	**£311,815**	**£17.50 psf**
Service Charge	£15,145	£0.85 psf
Insurance	£12,650	£0.71 psf
Business rates	£90,693	£5.09 psf
Total cost	£430,303	£19.06 psf

Available Q1 2027. Unit 1 Crompton Fields is a light industrial and warehouse unit with secure-shared rear loading yard. The building will be comprehensively refurbished offering office accommodation at both ground and first floor levels. The unit offers level access loading which provide access to the rear loading yard. There is good parking provision of 22 car parking spaces to the front of the unit.

Specification

- Available Q1 2027
- Awaiting refurbishment
- 5.7m clear internal height
- Level access loading door
- Secured-shared yard
- 22 car parking spaces
- LED lighting

Floorplans → Gallery →

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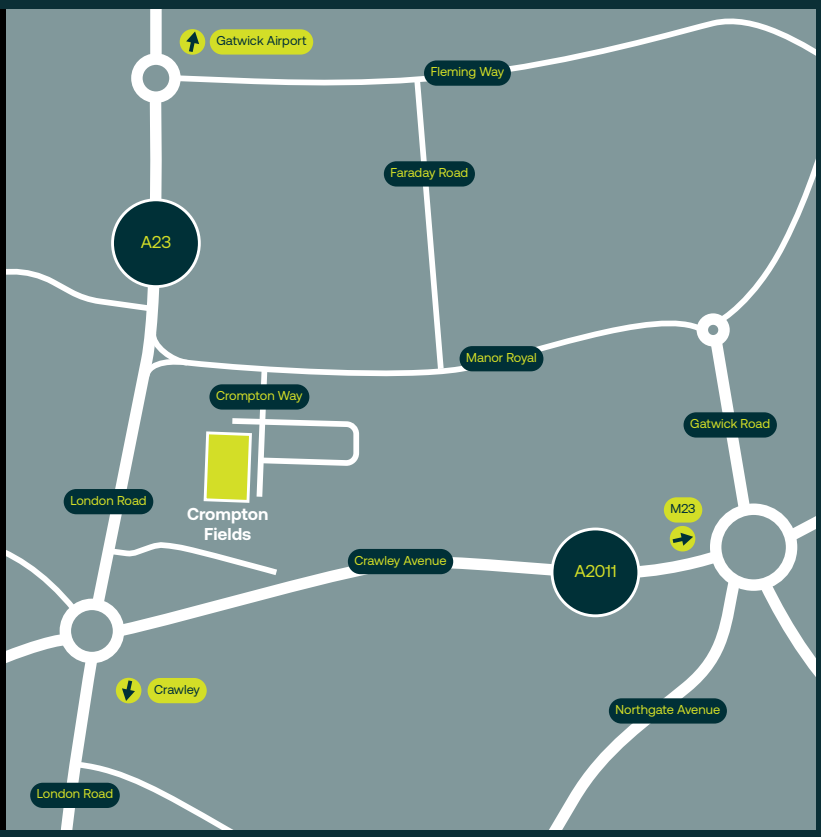
Location

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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