



**Miletus**

London Road, Crawley, West Sussex, RH10 9HA



**Industrial Unit To Let | 28,184 sq ft (2,618.29 sq m)**

### DESCRIPTION

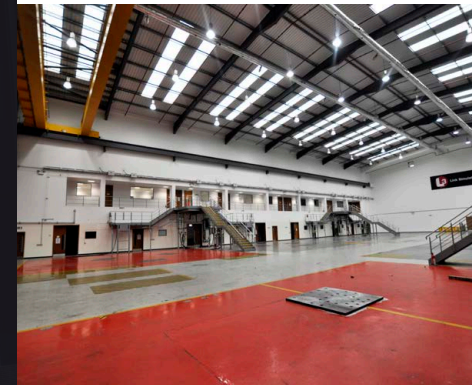
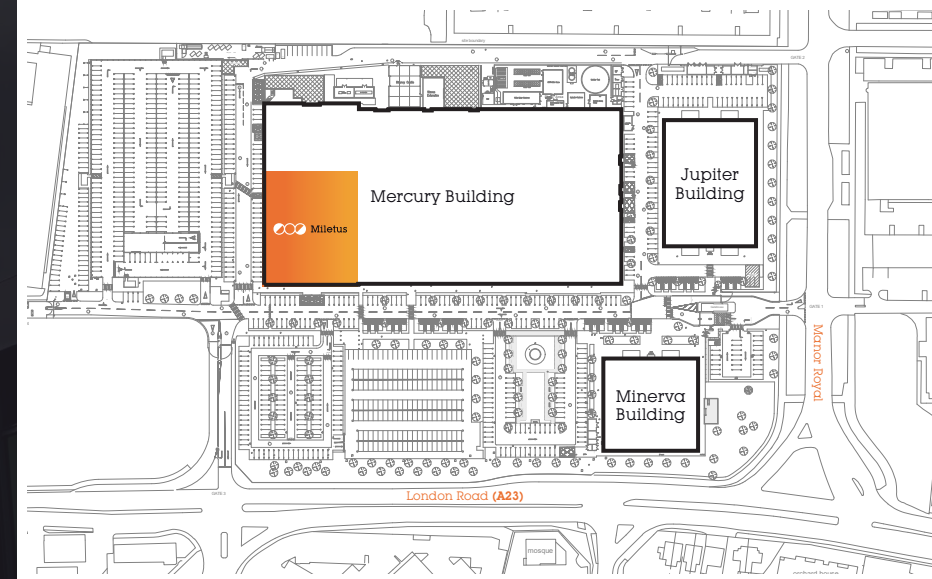
The warehouse is situated within a secure gated site with security present on entrance points, the site also provides allocated parking. The premises comprises a ground floor warehouse of steel portal frame construction with a reinforced concrete floor. It has a clear height on 12m and is fitted with translucent ceiling light panels and a high velocity heating/cooling system. There is a large electric roller shutter door (7.9 x 7.3m) located at the front of the warehouse.

### LOCATION

Crawley is located approximately 29 miles south of Central London and benefits from excellent transport links as well as being in close proximity to Gatwick Airport.

The office is prominently located at the South eastern corner of the Manor Royal Business District which is the largest business park in the Gatwick Diamond area and the South East's premier employment hub.

The property benefits from good connectivity to the national motorway network via Junction 10 of the M23 (4 miles) and public transport access via the Fastway bus system.



### AMENITIES

- ▶ Secure gated site
- ▶ Allocated car parking
- ▶ 12m eaves
- ▶ High velocity heating/cooling system
- ▶ Large electric roller shutter door

### RENT

£10.50 psf

### TENURE

Available on a flexible sub-lease up to December 2035

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

C-75.



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