VULCAN BUSINESS PARK, Units 1-7 Forge Wood, RH10 2AS

NEW WAREHOUSE/LIGHT INDUSTRIAL UNITS

FROM APPROX 2,433 – 9,732 sq ft

Vail Williams

Summary

TO LET: 7 Commercial Shell and Core Units, Vulcan Business Park, 2,433 sqft each, can be combined to achieve up to 9,732 sq ft.

Description

The site forms part of the new mixed-use development at Crawley North East Sector, which includes 1,900 new homes, a neighbourhood centre, a school, day nursery, medical centre and employment space.

Amenities

- Allocated parking for each unit
- Connections for WC and kitchen facilities
- Mains Gas available
- Electric loading doors
- Three phase power (meter not connected)
- Shell & core finish
- Minimum 8M to eaves

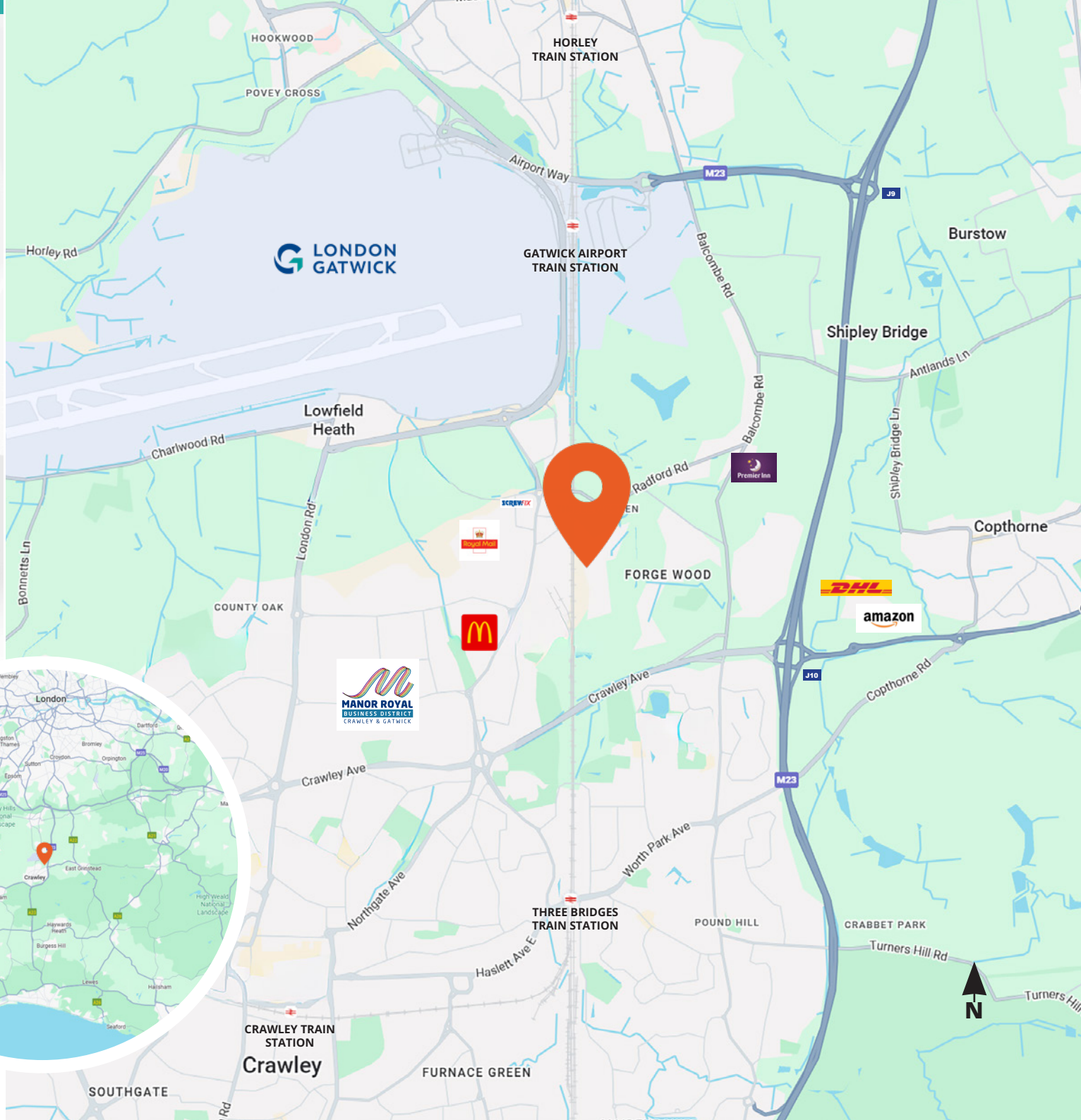
Location

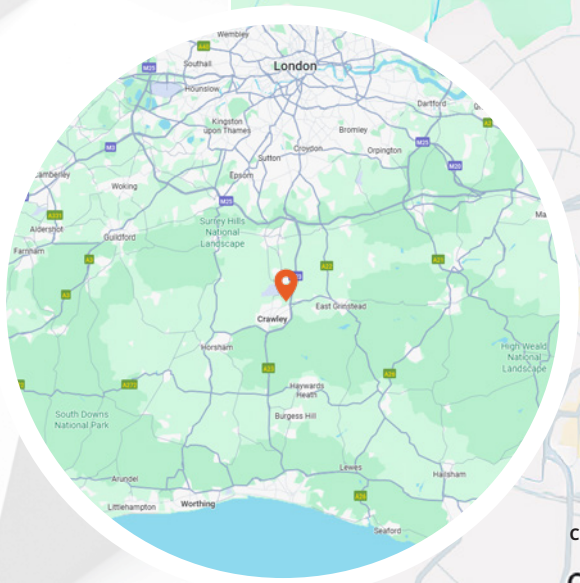
Vulcan Business Park,
Forge Wood, Crawley,
West Sussex, RH10 2AS

The site is located on the Northeastern side of Crawley a short drive from J10 of the M23, Gatwick Airport, Three Bridges railway station and Crawley town centre. The Manor Royal business district is to the west, where occupiers such as Virgin Atlantic, Thales, Nestle and Elekta are based.

Nearby:

- Gatwick Airport
- M23 J10
- Three Bridges and Gatwick Airport Railway Stations
- Manor Royal Business District





Find us:

SAT NAV: RH10 2AS

W3W: ///formed.early.inner

UNIT
5
UNIT
6

Further Details

Sizes and Rates

UNIT	SQ FT	SQ M	ANNUAL RENT
UNIT 1	2,433	226	LET
UNIT 2	2,433	226	LET
UNIT 3	2,433	226	£36,495
UNIT 4	2,433	226	£36,495
UNIT 5	2,433	226	£36,495
UNIT 6	2,433	226	£36,495
UNIT 7	2,433	226	LET

Fit Out

The flexible space can be fitted out at the tenant's discretion to meet own requirements.

Tenure

New FRI lease terms to be negotiated and agreed. (Units can be let individually or combined). Rents are exclusive of VAT, rates, insurance, and service charge.

Use

Planning consent for Class E(g), B2 and B8 employment space and outside parking spaces. No hours of use restrictions. Planning condition relating to noise level.

Rates & Service Charges

Rates to be assessed, per unit
Service charge estimated at £1,200 per annum

EPC

All units A Rated

VAT

VAT will be chargeable on the terms quoted.

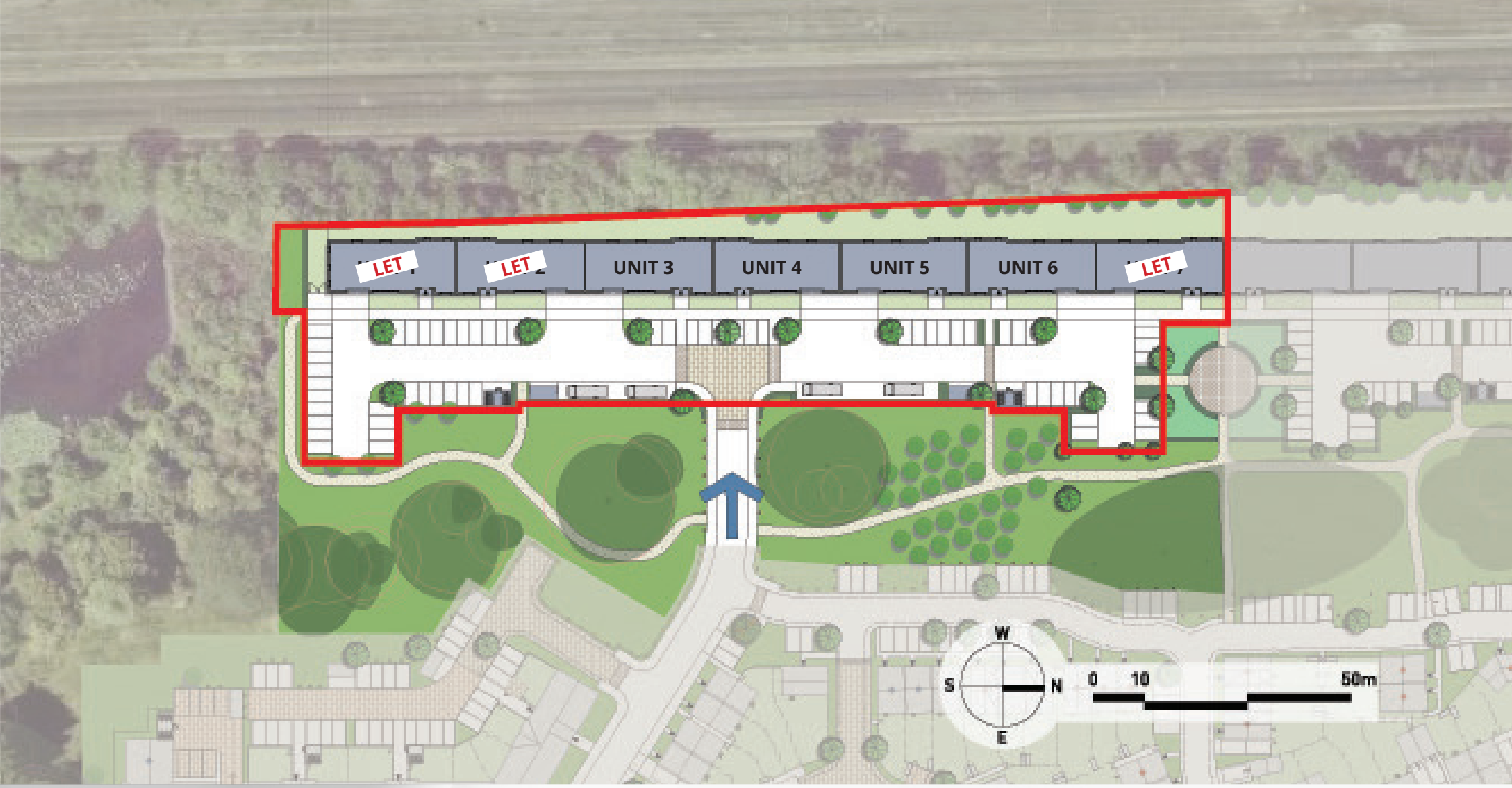
Legal Fees

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

AntiMoney Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

UNIT
1
UNIT
2



Enquiries & Viewings

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View on our website

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