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PROPERTY PEOPLE

To Let



Units 1 - 4, Vector Point

Newton Road, Crawley, RH10 9AU

Detached industrial / warehouse & offices with large yard & parking

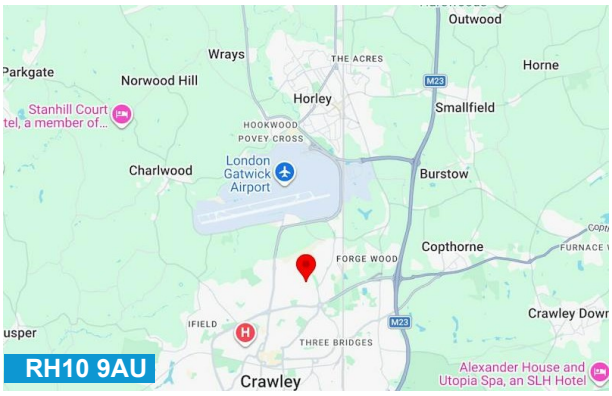
25,890 sq ft
(2,405.26 sq m)

- 5 x Electric loading doors
- Large secure yard (approx 20,000 sq ft)
- Ground and first floor offices
- Parking to front and side approx 51 spaces
- Branding opportunities
- Undergoing redecoration
- Refurbishment to suit

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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
Rateable Value	£307,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







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 there are first floor offices and ground floor welfare and storage. The unit benefits from minimum 6m eaves, 5 electric loading doors, large secure yard, and two separate parking areas for a minimum of 51 cars.

Some of the internal images are CGI illustrations showing the accommodation as both an open-plan office and industrial/warehouse unit. The images are designs only and are intended to demonstrate the flexibility of the space.

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/// camp.rates.jabs

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.

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.

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.

Viewing & Further Information



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STARBUCKS AND McDONALDS
GREGGS, SAINSBURYS, AND EV CHARGING
ACRON AVIATION
GATWICK ROAD
CREATIVE TECHNOLOGY
MANOR ROYAL
FED - EX
NEWTON ROAD
McDONALDS
VECTOR POINT
SECURE PARKING TO SIDE AND FRONT
LARGE SECURE YARD WITH 5 LOADING DOORS
KELVIN WAY





