



## WAREHOUSE TO BE FULLY REFURBISHED

### Unit B2

Fleming Centre, Crawley,  
RH10 9NN

**TO LET**

8,273 sq ft

- To be comprehensively refurbished throughout
- PV panels to the roof
- LED lighting throughout
- First floor offices
- 22 car parking spaces

# Unit B2, Fleming Centre, Crawley, RH10 9NN

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 8,273 sq ft   |
| <b>Rent</b>           | £17.50 per sq ft pax plus VAT.  |
| <b>Rates Payable</b>  | £6.51 per sq ft<br>01.04.2026 - 31.03.2027.                             |
| <b>Rateable Value</b> | £97,000   |
| <b>Service Charge</b> | £6,426.20 per annum<br>plus VAT.  |
| <b>Estate Charge</b>  | £1,947.37 per annum<br>plus VAT for year to 29.10.26. Insurance figure. |
| <b>EPC Rating</b>     | Upon enquiry  |

## Description

Unit B2 is a semi-detached unit of steel portal frame construction undergoing a comprehensive refurbishment. There will be offices at first floor level and externally there are 22 car parking spaces.

## Location

The Fleming Centre occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick

Airport and the M23, it offers excellent transport links, including strong bus and rail services. Manor Royal's strategic location has attracted major national and international companies such as Amazon, Boeing, Royal Mail, EVRI, UPS, Ocado, Tesco, and Thales.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft        | sq m          |
|--------------------|--------------|---------------|
| Ground - Warehouse | 6,818        | 633.41        |
| 1st - Office       | 1,455        | 135.17        |
| <b>Total</b>       | <b>8,273</b> | <b>768.58</b> |

## Specification

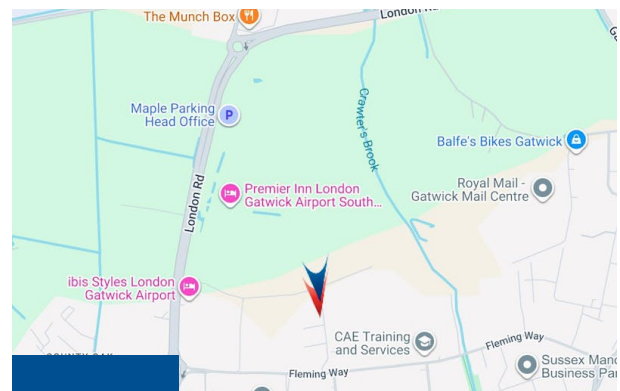
Under comprehensive refurbishment.

## Terms

A new lease is available for a term to be agreed.

## Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



## Viewing & Further Information

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