



TRADE UNIT TO LET

Unit 2 Wallis Court

Wallis Court Trade Park,
Fleming Way, Crawley,
RH10 9NY

INDUSTRIAL, WAREHOUSE TO LET

4,431 sq ft

- Under refurbishment
- Trade counter
- 5.59m min / 5.94m max eaves
- First floor office
- Tea point
- 10 parking spaces

Unit 2 Wallis Court, Wallis Court Trade Park, Fleming Way, Crawley, RH10 9NY

Summary

Available Size	4,431 sq ft
Rent	£16 per sq ft pax plus VAT.
Rates Payable	£6.55 per sq ft 01.04.2026 - 31.03.2027
Rateable Value	£60,500
Service Charge	£1 per sq ft plus VAT for the year to 28.09.2025.
EPC Rating	Upon enquiry



Description

The property is presently fitted as a trade counter unit and is a mid-terrace warehouse/industrial unit of steel portal frame construction with profiled steel elevations. There is an electric roller shutter loading door and separate pedestrian access. Internally there is a trade counter at ground floor and first floor offices and a tea point. Externally there is a forecourt area and private 10 car parking spaces.

Location

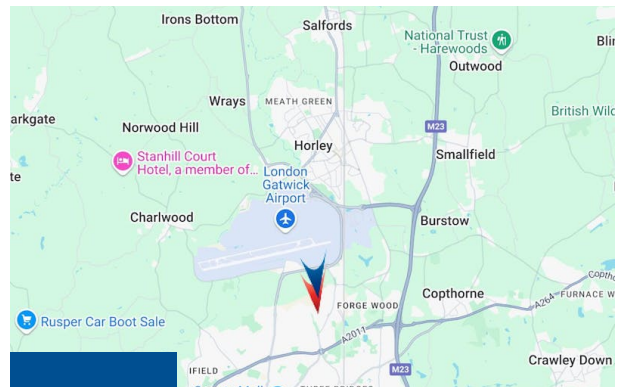
Wallis Court is situated approx 1.5 miles from Gatwick Airport, on Fleming Way, just in the heart of Crawley's Manor Royal. J10 of the M23 is 1.5 miles.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,742	347.64
Ground - Trade counter	391	36.33
1st - Office	298	27.69
Total	4,431	411.66



Specification

- To be refurbished
- 5.59m min / 5.94m max eaves
- Trade counter
- Office
- Tea point
- 10 car parking spaces

Terms

A new full repairing and insuring 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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