



WAREHOUSE TO LET

Unit 2 Sterling Park Industrial Estate

Gatwick Road, Crawley,
RH10 9QT

WAREHOUSE TO LET

23,990 sq ft

- Fully refurbished
- 4.5m min / 5.7m max eaves
- Gas blowers to warehouse
- Ground and first floor offices
- 40 car parking spaces

Unit 2 Sterling Park Industrial Estate, Gatwick Road, Crawley, RH10 9QT

Summary

| | |
|-----------------------|--|
| Available Size | 23,990 sq ft |
| Rent | £15 per sq ft plus VAT pax. |
| Rates Payable | £5.62 per sq ft 01.04.2026 - 31.03.2027. |
| Rateable Value | £243,000 |
| Service Charge | £32,937.61 per annum plus VAT for the year to 24.12.2026. |
| Estate Charge | £19,289.13 per annum plus VAT. Insurance figure to 31.5.2026. |
| EPC Rating | D (93) |

Description

Unit 2 is a self-contained unit of a steel portal frame, with external brickwork with steel cladding. The unit has been fully refurbished. There are ground and first floor offices. There is parking for 40 cars.

Location

Sterling Park is prominently located on Gatwick Road, on the ever popular Manor Royal Estate. Gatwick Airport is within 1.5miles as is J10 M23.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------------|---------------|-----------------|
| Ground - Warehouse | 19,528 | 1,814.21 |
| Ground - Offices | 2,231 | 207.27 |
| 1st - Offices | 2,231 | 207.27 |
| Total | 23,990 | 2,228.75 |

Specification

Refurbished

Min eaves 4.5m, max 5.7m

Ground and first floor offices with GFCH and comfort cooling

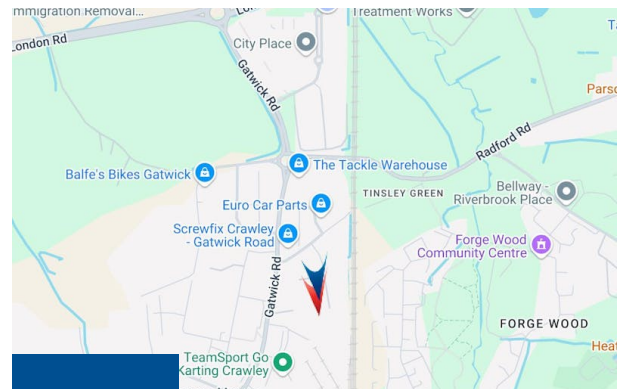
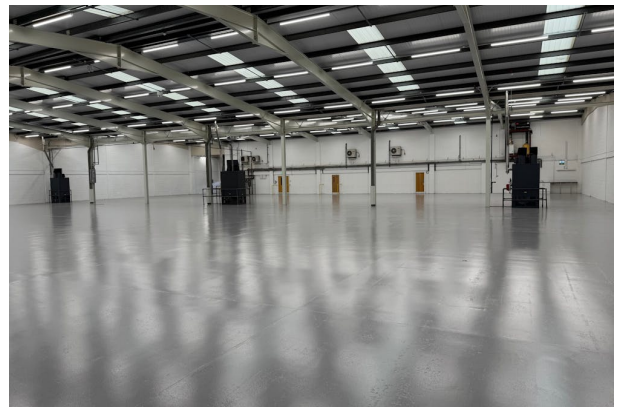
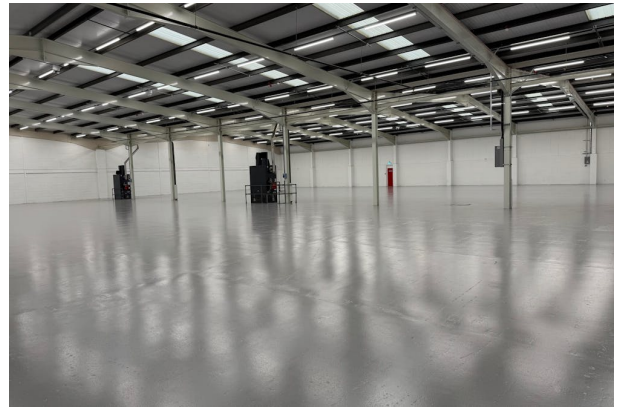
40 car spaces

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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