FTDJOHNS

To Let



SHOWROOM / WAREHOUSE TO LET

65 Gatwick Road

Manor Royal, Crawley,
RH10 9RD

SHOWROOM, WAREHOUSE TO LET

8,492 sq ft

- Former superbike workshop and sales use
- Roadside presence
- Large rear yard
- Parking to front

65 Gatwick Road, Manor Royal, Crawley, RH10 9RD

Summary

Available Size	8,492 sq ft
Rent	£14.50 per sq ft plus VAT pax.
Business Rates	Upon Enquiry
EPC Rating	B (35)

Description

65 Gatwick Road comprises a mid-terrace, barrel vaulted, warehouse building which was formerly used as a superbike workshop and sales centre. There are two display areas, and a workshop / warehouse to the rear. There is a large, self-contained rear yard measuring 19.2m w x 18.4m deep.

There are security shutters to the front and rear elevations of the property.

Location

Fronting Gatwick Road, to the north-east of the estate. A Fastway bus stop is immediately outside the property. Other retailers include Topps Tiles and Charlie's Deli is close by. Sainsbury's, McDonalds, Greggs and Starbucks are within walking distance.

Rail communications are via Gatwick Airport (London to Victoria approximately 30 minutes) and Three Bridges mainline station (London/Brighton line). Fastway, Crawley's guided bus service linking the town centre, Gatwick Airport and Horley, passes along Gatwick Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop / warehouse	5,051	469.25
Ground - Showroom	3,441	319.68
Total	**8,492**	**788.93**

Specification

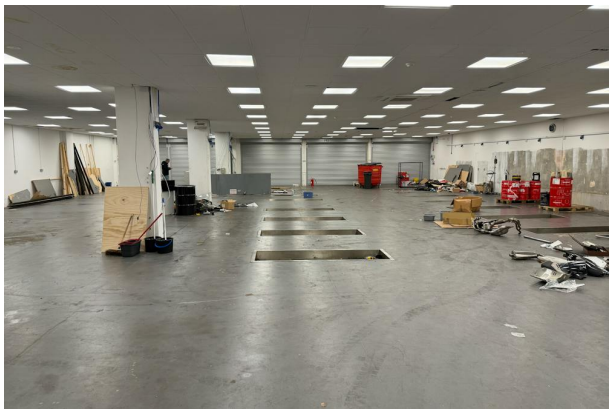
Former showroom and mechanic use
LED lighting
Suspended ceiling throughout
Internal height to suspended ceiling 2.9m
4 x WCs
Kitchen

Terms

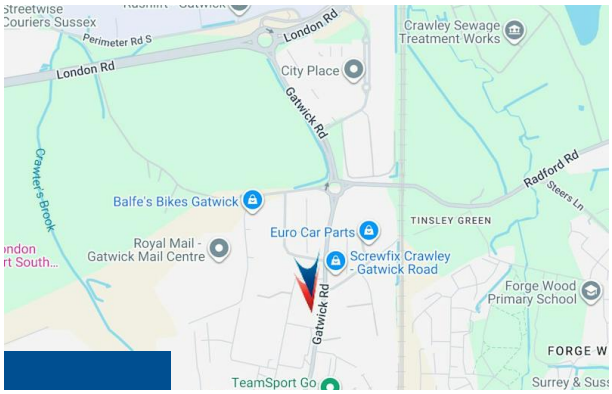
A new lease is available for a term to be agreed.

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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