



## DETACHED WAREHOUSE ON 1.43 ACRE SITE

**21-31 Kelvin Way**

Crawley, RH10 9SP

# WAREHOUSE TO LET

**28,743 sq ft**

- 4 dock level loading doors
- 2 surface level loading doors
- 10m eaves
- Secure 30m deep yard
- Parking for 47 cars
- 1.43 acre site
- EV charging points

# 21-31 Kelvin Way, Crawley, RH10 9SP

## Summary

Available Size	28,743 sq ft
Rent	Rent on Application
Rates Payable	£5.15 per sq ft 01.04.2023 - 31.03.2024.
Rateable Value	£282,500
Service Charge	N/A
EPC Rating	B (34)

## Location

Unit 21-31 is strategically located on Kelvin Way in the centre of Manor Royal which is well established as the prime logistics/industrial area of the Gatwick Diamond.

Access to the southern perimeter road of Gatwick Airport is within 1 mile, Junction 10 of the M23 motorway is 2 miles away.

## Description

Unit 21-31 sits on a completely self-contained site of 1.43 acres and has a 30 metre secure deep yard, with an eaves height of 10 metres and 6 level loading doors (4 x docks).

The unit is to be completely refurbished throughout and will provide grade A office space at first floor level. The building will be available to occupy from January 2023.

## Accommodation

The accommodation comprises of the following

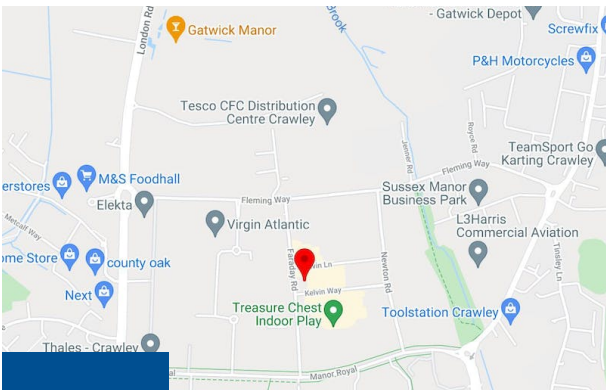
Name	sq ft	sq m
Ground - Warehouse	26,363	2,449.20
1st - Offices	2,380	221.11
Total	28,743	2,670.31

## Specification

- Secure 30m deep yard
- 10m eaves
- 6 loading doors
- 47 car spaces
- First floor offices

## Terms

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



## Viewing & Further Information

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