



## INDUSTRIAL/WAREHOUSE UNIT TO LET ON POPULAR MANOR ROYAL ESTATE

### Unit 3 The Bell Centre

Newton Road, Crawley,  
RH10 9FZ

# INDUSTRIAL, WAREHOUSE TO LET

1,903 sq ft

- Surface level loading door
- Offices at first floor level
- Separate pedestrian entrance
- Mezzanine floor
- 4 parking spaces
- Forecourt area

## Summary

<b>Available Size</b>	1,903 sq ft
<b>Rent</b>	£27,000 per annum pax (please note VAT is not payable).
<b>Rates Payable</b>	£5.62 per sq ft For the period 01.04.26 - 31.03.27.
<b>Rateable Value</b>	£24,750
<b>Service Charge</b>	£2,081.04 per annum (2026 figure)
<b>Estate Charge</b>	£1,005.12 per annum Building insurance (2026 figure) plus VAT.
<b>EPC Rating</b>	Upon enquiry

## Description

The property is a mid-terraced warehouse/industrial unit of portal frame construction with brickwork and profiled steel sheeting construction with concrete floors. There is a sectional up and over loading door and separate pedestrian access to the first floor offices with additional accommodation on a mezzanine floor. Externally there is a forecourt area and 4 parking spaces.

## Location

The Bell Centre is an established industrial estate situated in Newton Road, close to its junction with Manor Royal within Crawley's main commercial centre. Junction 10 of the M23 is approx 2 miles providing access to the M25 and national motorway network. Gatwick Airport is approx 0.5 miles, with the Gatwick Express main line service to London Victoria (journey time 30 minutes).

## Accommodation

The accommodation comprises the following:

Name	sq ft	sq m
Ground - Ind/Warehouse	957	88.91
1st - Office	456	42.36
Mezzanine	490	45.52
<b>Total</b>	<b>1,903</b>	<b>176.79</b>

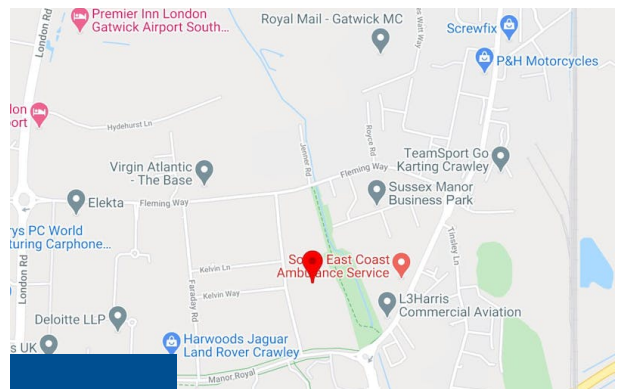
## Specification

- 3 phase electricity
- Sectional up and over loading door
- Floor loading 500 lbs/psf approx
- Fluorescent lighting
- Full mezzanine providing storage accommodation
- Tea point
- OFFICES INCLUDE:
- Suspended ceiling with recessed fluorescent lighting
- Separate pedestrian access

## Terms

A new full repairing and insuring licence is available for a term to be agreed.

## Anti Money Laundering



## Viewing & Further Information

**Michael Deacon-Jackson**

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