



## DETACHED UNIT WITH YARD

### Unit 3 Dialog

Fleming Way, Crawley,  
RH10 9NQ

# INDUSTRIAL, WAREHOUSE TO LET

26,081 sq ft

- To be comprehensively refurbished
- 27m yard depth
- 8m min / 9.2m max eaves
- 3 level loading doors
- 44 parking spaces

# Unit 3 Dialog, Fleming Way, Crawley, RH10 9NQ

## Summary

Available Size	26,081 sq ft
Rent	£23 per sq ft pax.
Rates Payable	£5.96 per sq ft 1.4.2025-31.3.2026
Rateable Value	£285,000
Service Charge	£0.43 per sq ft plus VAT 2025 figure.
EPC Rating	C (63)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	24,054	2,234.69
1st	2,027	188.31
Total	26,081	2,423

## Description

Unit 3 is a detached facility located on Dialog, an estate of 4 units. There are offices at first floor level. The building is to be comprehensively refurbished throughout with completion in Q1 2026. There are 3 level loading doors and a self contained yard. There will be PV panels and EV charging points.

## Location

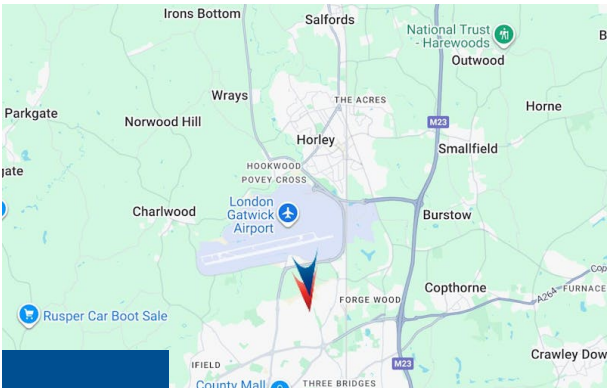
Located along Fleming Way, this prominent unit sits in the middle of Manor Royal which is well established as the prime logistics/industrial area of the Gatwick Diamond. Access to the southern perimeter road of Gatwick Airport is within 1 mile, Junction 10 of the M23 motorway is 2 miles away.

## Specification

- To be comprehensively refurbished
- Detached
- 3 loading doors
- 27m deep self-contained yard
- 9m min eaves
- First floor offices
- 42 car spaces
- PV panels
- EV charging

## Terms

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



## Viewing & Further Information

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