



## WAREHOUSE TO LET

### **Unit 1 Sterling Park Industrial Estate**

Gatwick Road, Crawley,  
RH10 9QT

## **WAREHOUSE TO LET**

**24,133 sq ft**

- Fully refurbished with new roof
- 4.5m min / 5.7m max eaves
- Ground and first floor offices
- 53 parking spaces

# Unit 1 Sterling Park Industrial Estate, Gatwick Road, Crawley, RH10 9QT

## Summary

Available Size	24,133 sq ft
Rent	£15 per sq ft pax plus VAT.
Rates Payable	£4.74 per sq ft 01.04.2025 - 31.03.2026.
Rateable Value	£206,000
Service Charge	£0.34 per sq ft plus VAT for the year to 24.12.2024.
Estate Charge	£19,259.75 per annum plus VAT. Insurance for year to 31.05.2025.
EPC Rating	C (64)

## 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.

## Description

Unit 1 is a self-contained unit of a steel portal frame, with block infill and external facing brickwork with steel cladding. The unit has been fully refurbished. There is a new roof, new WCs on each floor and offices at ground and first floors. There is parking for 53 cars.

## Accommodation

The accommodation comprises the following areas:

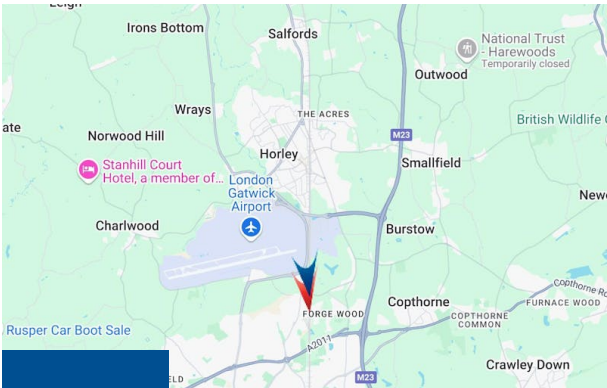
Name	sq ft	sq m
Ground - Warehouse	19,550	1,816.25
Ground - Office	2,290	212.75
1st - Office	2,293	213.03
Total	24,133	2,242.03

## Specification

- Fully refurbished to include a new roof
- Min eaves 4.5m, max 5.7m
- Ground and first floor offices with new trunking and GFCH
- Kitchen
- 53 car spaces

## Terms

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



## Viewing & Further Information

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