



Secure Open Storage Site

Metcalf Way, Manor Royal, Crawley, RH11 7SU

**Secure open site with water
and power 0.75 acres.**

0.75 Acres
(0.30 Hectares)

- Rarely available secure open storage site
- Two vehicular access points
- Power and water supply on site
- Manor Royal location
- 69 kVA three-phase electricity supply

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Summary

Available Size	0.75 Acres
Rent	£5 per sq ft
Rates Payable	£23,952 per annum Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to verify this information
Rateable Value	£48,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The property provides an excellent level open facility of approx. 0.75 acre (32,670 sq ft) a rare opportunity in the Manor Royal area.

The site benefits from two vehicular access points directly off Metcalf Way, and has power, water, full drainage (including interceptor) and is fully secure – a unique facility suitable for a number of differing storage uses.

Services

Power and water supply on site. Graves Jenkins has not checked and does not accept responsibility for any of the services within this site and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Business Rates

East Side

Rateable Value: £ 31,250

Rates Payable: £15,593.75 (2025/26)

West Side

Rateable Value: £16,750

Rates Payable: £8,358.50 (2025/26)

Location

The site is situated on the south side of Metcalf Way just 400m from the junction with the A23 London Road, providing swift access north to London Gatwick Airport, and south to J11 of M23. There are two vehicular access points to the site which is located between the Enterprise Court industrial estate and Basepoint Business Centre. Numerous facilities are within 250m at both the County Oak Retail Park (inc Next, Costa, Halfords, Currys), and the Acorn Retail Park (ALDI, M&S Foods, Tesco express etc).

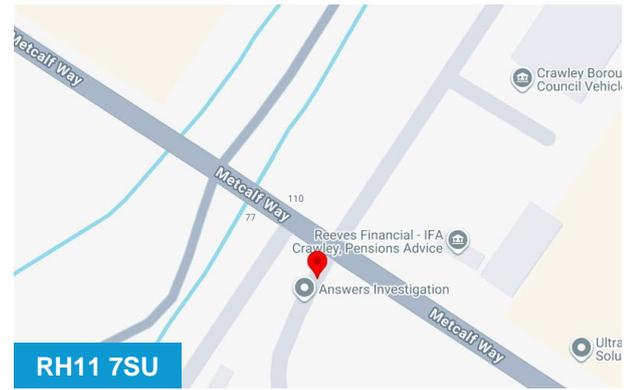
For exact location use What3words /// planet.empire.candle

Terms

The site is available on a new lease for a term to be agreed.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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