



## IND / WAREHOUSE TO LET

### Unit 29 The Bell Centre

Newton Road, Crawley,  
RH10 9FZ

# INDUSTRIAL, WAREHOUSE TO LET

1,406 sq ft

- Refurbished
- First floor offices
- Eaves height 6m
- 4 car parking spaces

# Unit 29 The Bell Centre, Newton Road, Crawley, RH10 9FZ

## Summary

Available Size	1,406 sq ft
Rent	£28,000 per annum Plus VAT.
Rates Payable	£5.77 per sq ft 01.04.2023 - 31.03.2024.
Rateable Value	£16,250
Service Charge	£0.81 per sq ft plus VAT (2024 figure).
Estate Charge	£0.50 per sq ft plus VAT (2024 insurance figure).
EPC Rating	C (73)

## Location

The Bell Centre is located on Newton Road in the heart of Manor Royal. Gatwick Airport is less than 2 miles.

## Description

Unit 29 is a mid-terraced property with first floor offices which has been refurbished throughout. There is a surface level loading door leading to the warehouse area. the adjoining Unit 28 is also available and totals 1,399 sq ft.

## Accommodation

The accommodation comprises the following:

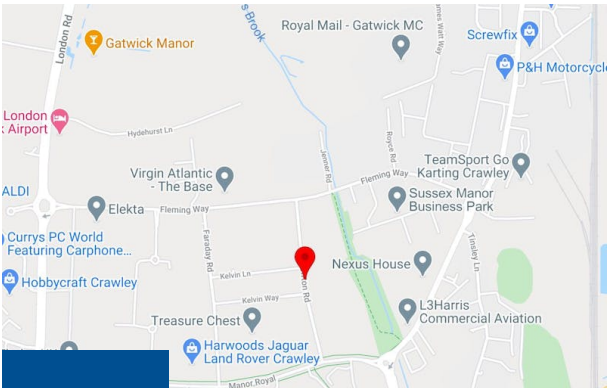
Name	sq ft
Ground	969
1st	437
Total	1,406

## Specification

- Refurbished
- Surface level loading door
- First floor offices with LED lighting
- 6m eaves
- 4 car parking spaces

## Terms

A new five year full repairing and insuring lease is available.



## Viewing & Further Information

Michael Deacon-Jackson

07939 136 295  
mdj@ftdjohns.co.uk

