



INDUSTRIAL UNIT TO LET

Unit 6 Kelvin Business Centre

Kelvin Way, Crawley,
RH10 9SF

INDUSTRIAL, OFFICE TO LET

1,737 to 3,844 sq ft

- Two fitted kitchens
- WC facilities and shower
- LED lighting throughout
- Air conditioning and GFCH
- 6 car parking spaces

Unit 6 Kelvin Business Centre, Kelvin Way, Crawley, RH10 9SF

Summary

Available Size	1,737 to 3,844 sq ft
Rent	£14 per sq ft pax. The property is not elected for VAT and as such VAT will not be payable in addition to the rent.
Rates Payable	£3.88 per sq ft 1.4.2026-31.3.2027
Rateable Value	£34,500
Service Charge	£875.80 per annum including ground rent plus VAT (2025 figure).
EPC Rating	Property graded as B-C (B28-C73)

Location

Kelvin Business Centre is an established industrial estate situated in Kelvin Way in Manor Royal. J10 of the M23 is approximately 2 miles and Gatwick Airport is approximately 0.5 miles (Gate 2) with the express mainline services to London Victoria taking 30 minutes.

Description

The property is a mid-terraced business unit of block/brick construction. Each floor is capable of being separately occupied. The ground floor consists of an office, with storage / industrial space. The first floor is fitted out as studio space. The unit benefits from a sectional up and over loading door, LED lighting throughout, air conditioning (first floor), GFCH (ground floor), perimeter trunking, suspended ceiling, and two fully fitted modern kitchens.

The property is available from 1 May 2025 and each floor is available separately or together.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,107	195.75
1st	1,737	161.37
Total	3,844	357.12

Specification

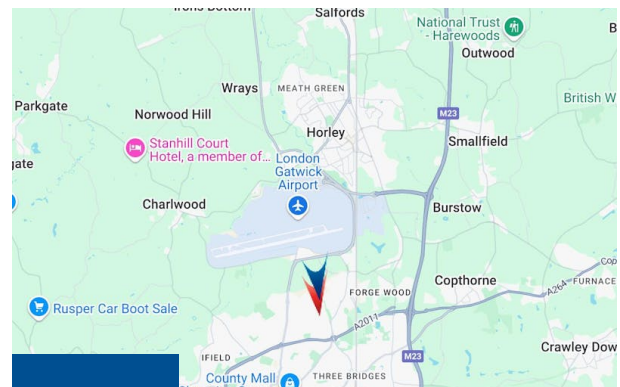
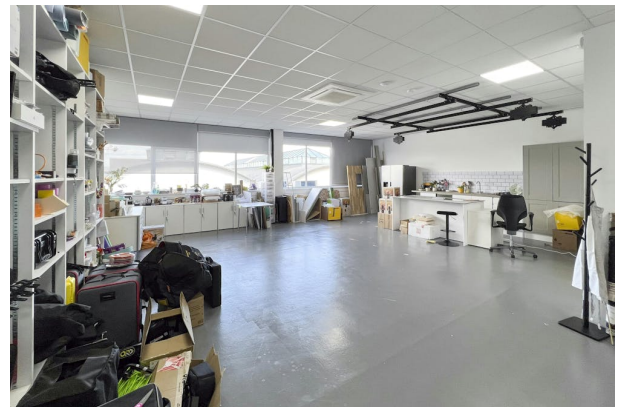
- LED lighting
- Fitted kitchens
- WC facilities and a shower
- Suspended ceiling
- Air conditioning to first floor
- 6 car parking spaces

Terms

A new full repairing and insuring lease(s) are available for a term to be agreed.

Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the



Viewing & Further Information

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