



## WAREHOUSE UNIT TO LET

### Unit 8 The Brunel Centre

Newton Road, Crawley,  
RH10 9TU

# WAREHOUSE TO LET

11,327 sq ft

- Under refurbishment
- 6.9m minimum eaves
- 2 surface level loading doors
- 13 car parking spaces
- Suspended ceilings
- Air conditioning
- 2 tea points
- WC facilities

# Unit 8 The Brunel Centre, Newton Road, Crawley, RH10 9TU

## Summary

<b>Available Size</b>	11,327 sq ft
<b>Rent</b>	£15 per sq ft plus VAT
<b>Business Rates</b>	To be reassessed upon occupation.
<b>Service Charge</b>	£0.88 per sq ft plus VAT
<b>EPC Rating</b>	E (114)

## Description

Unit 8 is a terraced building of steel portal frame construction with brick elevations, three phase power supply and fitted offices on the first floor.

## Location

Unit 8 is situated on the well established Brunel Centre. The estate provides quick access to the M23, being approximately 2.0 miles from Junction 10.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Warehouse	8,585
1st - Office	2,742
<b>Total</b>	<b>11,327</b>

## Specification

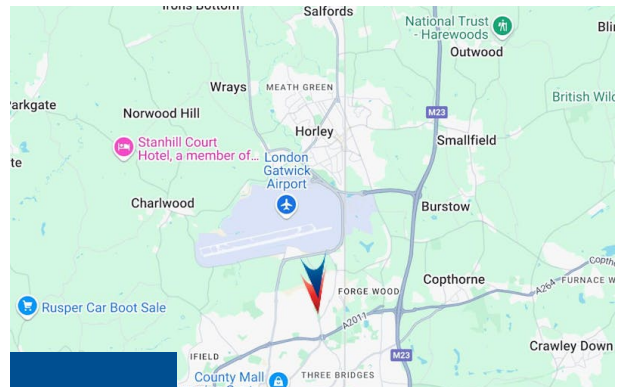
- Three phase power
- 6m minimum eaves
- 2 surface level loading doors
- 13 car parking spaces
- First floor offices
- WC facilities
- Suspended ceiling
- Air conditioning
- 2 tea points

## Terms

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

## Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



## Viewing & Further Information

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