



61-63 Gatwick Road

Crawley, RH10 9RD

**Rare Freehold (or Lease)
opportunity. Prime
Showroom/Warehouse Unit**

20,033 sq ft
(1,861.13 sq m)

- Previously used as showroom and workshop
- Electric roller shutter doors
- Secure rear yard
- Freehold or Leasehold

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Summary

Available Size	20,033 sq ft
Rent	£255,000 per annum
Price	£2,750,000
Business Rates	The business rates will need to be reassessed
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (57)

Location

The subject property is marked in red on an image at the rear of the brochure and is located fronting Gatwick Road. The site has strong arterial connections, being located within approximately 2.5 miles of the M23 (Junction 10) via Gatwick Road/A2011.

London Gatwick Airport is approximately 2 miles north of the site, within a c.5-minute commute via the Gatwick Road North 200 Metro Bus Service. The subject property is located north of Crawley Town Centre (approximately 3 miles) positioned opposite Forgewood and Sterling Business Park, at the heart of the Manor Royal Business Park.

The immediate area is largely commercial/industrial, however, also provides a mix of trade counters, retailers, F&B (cafes and 'grab and go') as well as MOT centres, clinics and self storage users.

Neighbouring occupiers include national operators such as Tile Giant, Just Tyres, Screw Fix, Subway, Team Sport Karting and Barker & Stonehouse. There are also independent/local brands such as Pop Inn Cafe, Medi Spa, Italian Pizza & Dynamic Beauty. The 'opportunity' offers a sizeable rectangular plot comprising the building and a secure yard sandwiched between Gatwick Road and Rutherford Way.

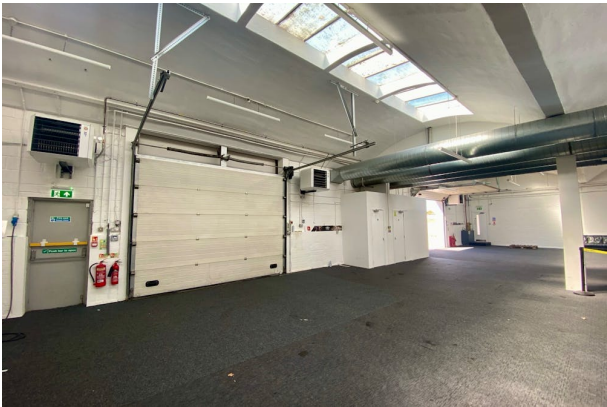
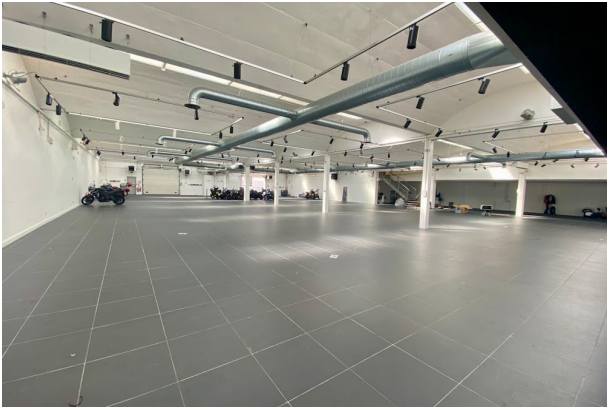
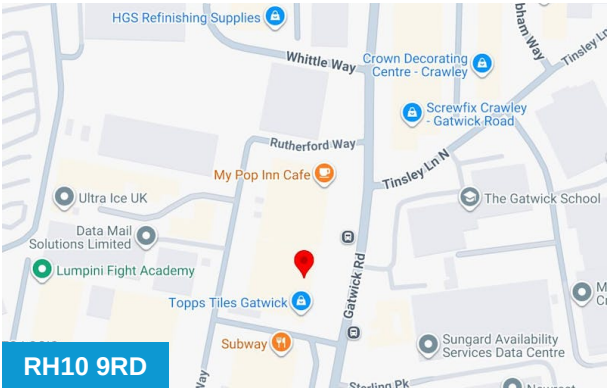
Description

This prominent mid-terrace property extends to approx. 20,033 sq ft GIA and comprises three main sections which have previously been combined internally to create a single purposefully adapted open plan show room / workshop unit. The property is until recently was occupied by Super Bike Factory under Use Class E for retail purposes.

The original units were constructed and operated as a warehouse unit with a 2-storey extension erected to the side more recently. In January 2025 the property was refurbished entirely.

The ground and first floor elevation ha a curtain wall glazed frontage with a canopied feature entrance towards the centre of the building and a 'staff/secondary access to the right-hand side. The showroom comprises the majority of the ground floor, which is predominately open plan, and has a clear working height of between 4-5m. At the rear of the unit, there are two ground floor electric roller shutter doors as well as a pedestrian access.

The first floor provides extensive office accommodation across the front as well as a front to back mezzanine level, also benefiting from an external roller shutter door which is accessible via a forklift from the yard.



Viewing & Further Information



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A secure yard to the rear of approx. 0.14 acres allows for approx 18x dedicated car parking spaces (possibly more if double parked), with an additional extensive communal car parking at the front of the building.

Services

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

Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m
Ground - Sales/Ancillary	15,498	1,439.81
1st - Offices/Ancillary	2,006	186.36
Mezzanine - Storage	2,529	234.95
Total	20,033	1,861.12

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/tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

