



## INDUSTRIAL / WAREHOUSE UNIT ON THE POPULAR MANOR ROYAL ESTATE

### 3 Raleigh Court

Priestley Way, Crawley,  
RH10 9PD

# INDUSTRIAL, WAREHOUSE TO LET

2,316 sq ft

- Useful mezzanine floor
- Loading plus parking
- 2 car spaces

# 3 Raleigh Court, Priestley Way, Crawley, RH10 9PD

## Summary

<b>Available Size</b>	2,316 sq ft
<b>Rent</b>	£25,000 per annum pax plus VAT.
<b>Rates Payable</b>	£3.66 per sq ft 01.04.2026 - 31.03.2027.
<b>Rateable Value</b>	£17,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

## Location

The premises are situated on a modern small development in Crawley's Manor Royal Industrial Estate, approx 0.7 mile from Gatwick Airport (Gate 2). The M23 motorway, junction 9, is approx 2 miles distant.

## Description

A modern industrial unit of steel portal frame construction with brick elevations and a profiled steel sheeting roof with roof lights. There is a mezzanine floor providing further accommodation at first floor level.

## Accommodation

Name	sq ft	sq m
Ground	1,236	114.83
Mezzanine - Storage	1,080	100.34
<b>Total</b>	<b>2,316</b>	<b>215.17</b>

## Specification

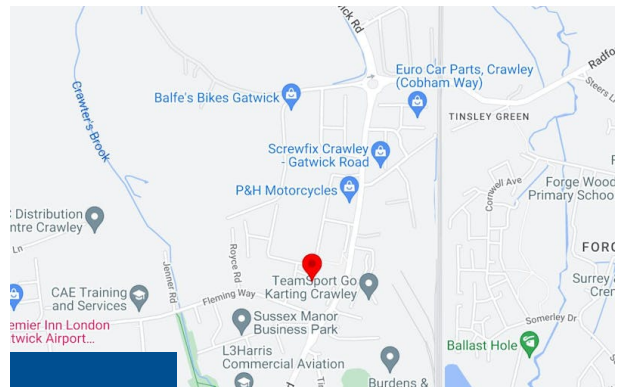
Three phase electricity  
LED and sodium lighting  
Mezzanine floor  
2 car parking spaces

## 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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