

CRAWLEY

Kelvin Way, Unit 2/3, RH10
9WE



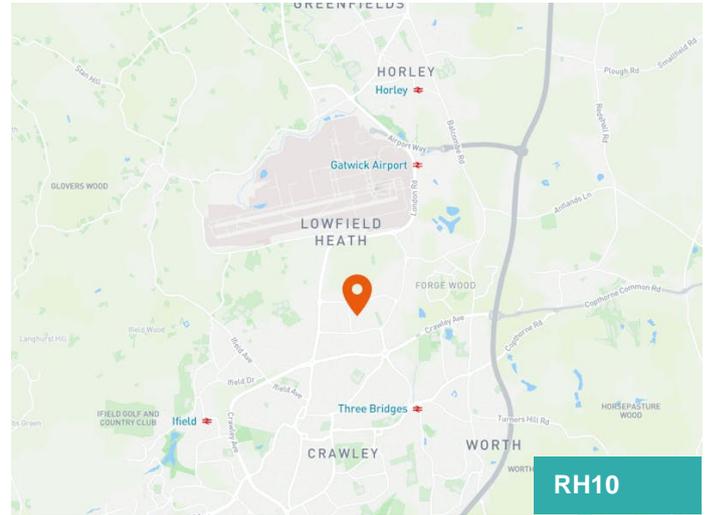
LEISURE / OFFICE / TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET

6,082 SQ FT

- New WC & showers installed
- Off road parking spaces to the front of the unit
- Recently refurbished
- Shell & core unit
- Ready for immediate occupation
- Potential to suit a variety of uses such as leisure, Offices, Light Industrial (STP).

Recently refurbished, ground floor commercial unit - suitable to a variety of uses.

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Summary

Available Size	6,082 sq ft
Rent	£10 per sq ft
Business Rates	N/A
Service Charge	£1.45 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

The property comprises a ground floor unit of brick construction which has recently undergone refurbishment and is presented in shell and core condition, allowing occupiers to undertake their own fit-out. The unit benefits from off-road parking, dual access, good internal height, and newly installed shower facilities, and is suitable for a range of uses subject to planning permission.

Location

Kelvin Enterprise Centre occupies a prime position on Kelvin Way within the established Manor Royal industrial area, benefitting from close proximity to Junction 10 of the M23 (approximately 2 miles) and Gatwick Airport (approximately 0.

5 miles, Gate 2), with express rail services to London Victoria in around 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 2/3	6,082	565.04
Total	6,082	565.04

Viewings

Viewings can be arranged via appointment with Vail Williams



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