



WAREHOUSE/INDUSTRIAL UNIT TO LET

Unit 3 Forgewood Industrial Estate

Gatwick Road, Crawley,
RH10 9PG

INDUSTRIAL TO LET

4,699 sq ft

- To be refurbished
- Full height electric roller shutter door
- 4.5m min / 5.2m max eaves
- 7 car parking spaces
- First floor offices

Unit 3 Forgewood Industrial Estate, Gatwick Road, Crawley, RH10 9PG

Summary

Available Size	4,699 sq ft
Rent	£21 per sq ft pax plus VAT.
Rates Payable	£6.95 per sq ft 01.04.26- 31.03.27
Rateable Value	£68,000
Service Charge	£6,169.47 per annum plus VAT for the year to June 2026.
Estate Charge	£1,174.73 per annum plus VAT. Insurance figure for 2026.
EPC Rating	D (97)

Location

The Forgewood Industrial estate is prominently situated on the Gatwick Road in the heart of the Manor Royal Estate.

M23 (J10) - 2 miles

M25 (J7) - 8 miles

Crawley town centre - 1.5 miles

Gatwick Airport - 2 miles

Description

Unit 3 is part of an estate of thirteen industrial and warehouse units. The units are of steel portal frame construction and brick elevations under a pitched corrugated roof with roof lights. There is a surface level loading door and offices at first floor level. The unit is to be refurbished.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,170	387.41
1st	529	49.15
Total	4,699	436.56

Specification

To be refurbished

7 allocated car parking spaces

Full height electric roller shutter door

4.5m min eaves / 5.2m max eaves

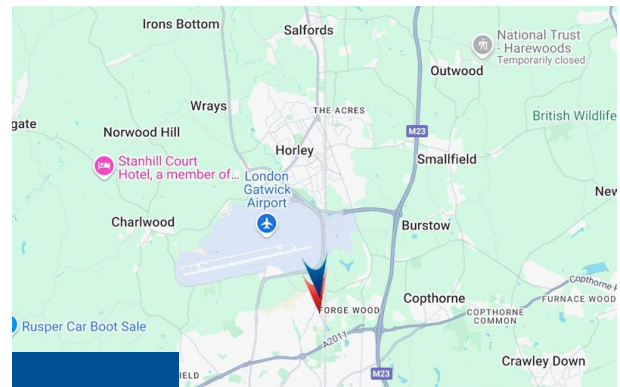
First floor office

Terms

A new 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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