



## WAREHOUSE TO LET

### 6 Meadowbook Industrial Estate

Maxwell Way, Crawley,  
RH10 9SA

# TO LET

4,731 sq ft

- To be comprehensively refurbished
- 5.5m minimum eaves, 6.15 maximum eaves
- Ground and first floor offices
- 11 car parking spaces

# 6 Meadowbrook Industrial Estate, Maxwell Way, Crawley, RH10 9SA

## Summary

Available Size	4,731 sq ft
Rent	£20 per sq ft plus VAT
Rates Payable	£5.98 per sq ft (01.04.2025- 31.03.2026).
Rateable Value	£51,000
Service Charge	£1 per sq ft plus VAT (year end 31.12.25)
Estate Charge	£785.84 per annum plus VAT (insurance figure to 31.03.2026).
EPC Rating	D (81)

## Description

Unit 6 is a semi-detached warehouse unit with first floor offices. The unit is due to be comprehensively refurbished. The unit is of steel portal framed construction with sheet cladding. Externally there are 11 car parking spaces. The landlord is targeting an EPC B.

## Location

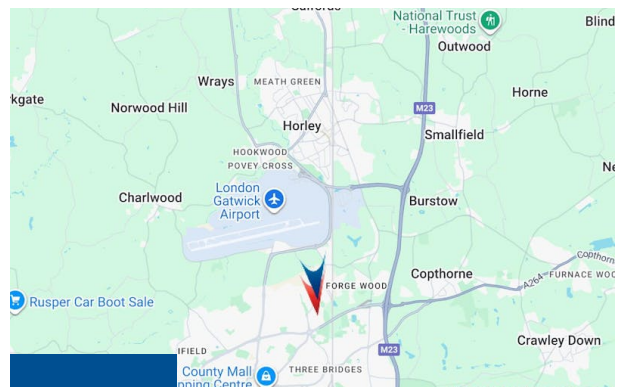
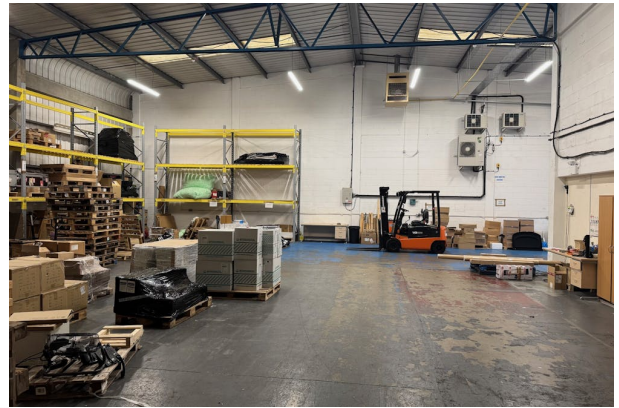
Meadowbrook Industrial Estate is located off Gatwick Road on the Manor Royal Estate, the unit is situated 2 miles from Gatwick Airport and within 2 miles of Junction 10 of the M23. Rail services to Central London are available within 30 minutes.

## Specification

To be comprehensively refurbished  
5.5m minimum eaves, 6.15 maximum eaves  
Sectional up and over loading door  
First floor offices  
11 car parking spaces

## Terms

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



## Viewing & Further Information

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