FTDJOHNS

To Let



INDUSTRIAL / WAREHOUSE TO LET ON MANOR ROYAL

Unit 33 The Bell Centre

Newton Road, Crawley,
RH10 9FZ

WAREHOUSE TO LET

1,877 sq ft

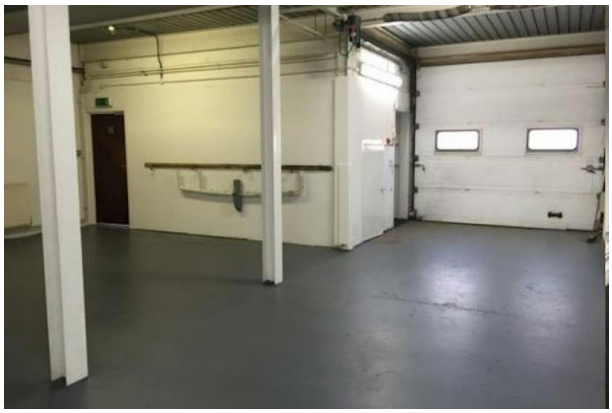
- Close to Gatwick Airport
- 3 phase electricity
- 3m x 3m electric loading door
- First floor offices
- 4 car spaces

6 Magellan Terrace Gatwick Road
Crawley West Sussex R10 9PJ
Registered Office as above. Regd No: 2568649

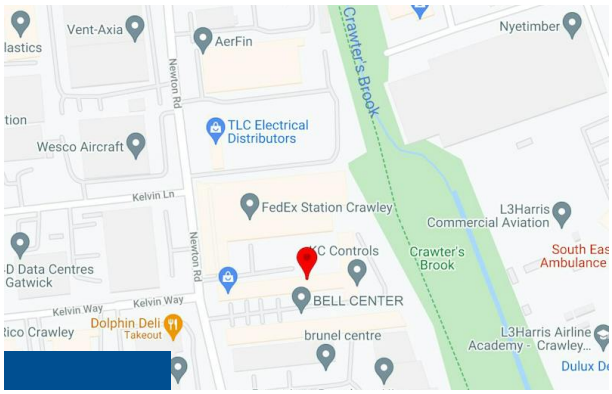
Unit 33 The Bell Centre, Newton Road, Crawley, RH10 9FZ

Summary

Available Size	1,877 sq ft
Rent	£35,000 per annum pax plus VAT
Rates Payable	£8.25 per sq ft (01.04.26-31.03.27).
Rateable Value	£32,250
Service Charge	£1,104.36 per annum plus VAT.
Estate Charge	£381.12 per annum Insurance figure
EPC Rating	D (82)







Location

The Bell Centre is located in Newton Road close to the junction with Manor Royal within Crawley's main commercial area.

J9, M23 is about 4 miles and J10, 2 miles providing access to the M23/M25 interchange (J7 about 8.5 miles from J9, M23). Gatwick Airport (Gate 2) about 1.5 miles provides a mainline service to London Victoria (the Gatwick Express) with departures every 15 minutes (30 minutes journey time approx).

Description

The property is an end of terrace warehouse/industrial unit of portal frame construction with brickwork and profiled steel sheeting construction with concrete floors. There is a sectional up and over loading door and separate pedestrian access to fitted offices at first floor level. Externally there is a forecourt area and private car parking.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m
Ground - Industrial/Warehouse	939	87.24
1st - Offices	938	87.14
Total	**1,877**	**174.38**

Specification

3 phase electricity
3m x 3m sectional loading door
4 Car parking spaces
First floor offices with suspended ceilings and recessed category lighting
Kitchens on each floor

Terms

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

Viewing & Further Information

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