

MODERN INDUSTRIAL / WAREHOUSE UNIT



UNIT
C1

Fleming Way, Crawley, West Sussex RH10 9NN

THE FLEMING CENTRE

To Let

6,815 sq ft (633 sq m)

MANOR ROYAL | CRAWLEY J9 M23 within 2 miles



- One of Manor Royal's Premier locations
- Well managed and maintained estate
- Fully refurbished throughout

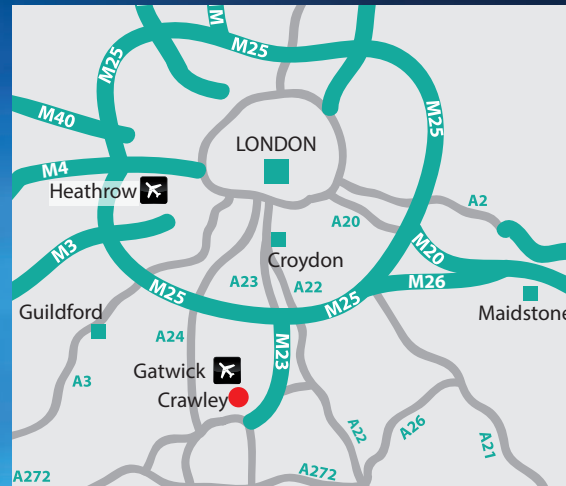


UNIT C1 THE FLEMING CENTRE TO LET 6,815 sq ft (633 sq m)

Communications

The Fleming Centre occupies a prominent position fronting Fleming Way, Manor Royal, Crawley's premier business park.

J10, M23	2.0 miles
M23/M25 (J7)	8.5 miles
J9, M23	3.5 miles
Gatwick Airport	1.5 miles

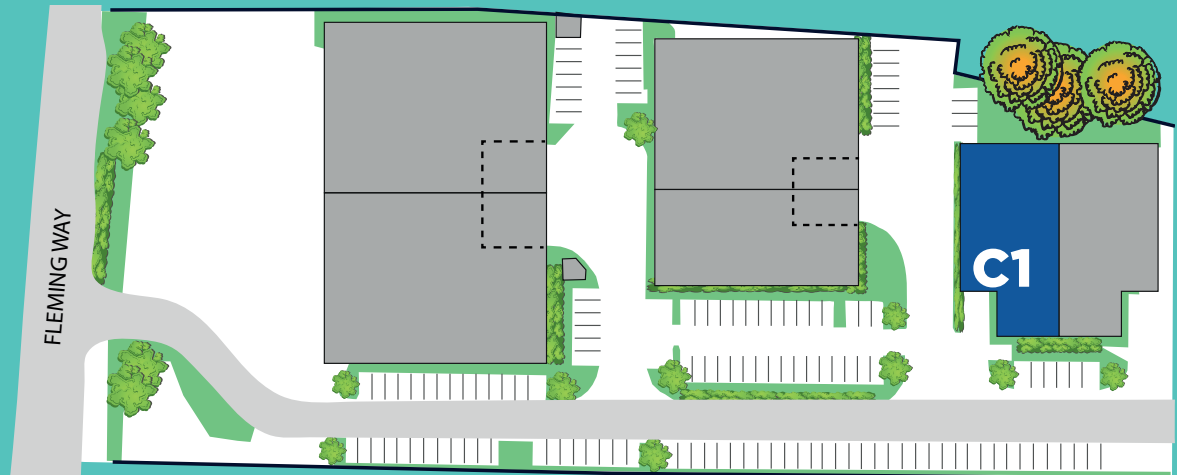


Description

Unit C1 is a modern industrial / warehouse property of steel portal frame construction which has been refurbished throughout. Offices are provided at both ground and first floors. Externally there is a forecourt area and 18 car parking spaces.

Specification

- Fully refurbished throughout
- Surface level electrically operated, sectional up and over loading door
- 5.5 m clear eaves height
- Fitted offices with new ceilings and LED lighting
- New male and female WCs
- 18 car parking spaces.



Terms

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

EPC

The property has an EPC rating of **C75**

A full EPC is available on request.

UNIT C1	sq ft	sq m
Warehouse	5,049	469
Ground floor office	883	82
First floor office	883	82
Total	6,815	633



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