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Unit 18  
The Bell Centre  
Newton Road  
Crawley  
West Sussex  
RH10 9FZ

# **TO LET**

## **INDUSTRIAL/WAREHOUSE UNIT**

### **Approx 133 sq m (1,439 sq ft) GIA**



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## 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). Three Bridges rail station also provides a main line service to London Victoria and London Bridge (journey time about 40 minutes).

## DESCRIPTION

The property is a mid-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

	sq m	sq ft
Ground Floor Industrial/Warehouse	94	1,013
First Floor Offices	39	426
<b>Total</b>	<b>133</b>	<b>1,439</b>

Note: All measurements are approximate gross internal in accordance with the RICS Code of Measuring Practice (current edition).

## AMENITIES

### Industrial/warehouse

- 3 phase supply
- 3m x 3m sectional loading door
- Floor loading 500 lbs approx
- Fluorescent lighting
- 4 Car parking spaces

### Offices

- Suspended ceiling
- Recessed category II lighting
- Carpeted
- Separate pedestrian access
- Male/female WC accommodation

## TERMS

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

## RENT

£18,000 per annum exclusive plus VAT.

## RATES

Rateable value £10,750.

Current rates payable £5,010 (01.04.2017 – 31.03.2018).

## SERVICE CHARGE

£925.00 plus VAT (2016 figure).

## INSURANCE

Approx £350 (2016 figure).

## LEGAL COSTS

Each party responsible for their own legal costs incurred in this transaction.



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