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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



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

## **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**

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Ground Floor Industrial/Warehouse	94	1,013
First Floor Offices	39	426
Total	133	1,439

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

## **AMENITIES**

Industrial/warehouse	Offices
• 3 phase supply	<ul> <li>Suspended ceiling</li> </ul>
<ul> <li>3m x 3m sectional loading door</li> </ul>	<ul> <li>Recessed category II lighting</li> </ul>
<ul> <li>Floor loading 500 lbs approx</li> </ul>	<ul> <li>Carpeted</li> </ul>
<ul> <li>Fluorescent lighting</li> </ul>	<ul> <li>Separate pedestrian access</li> </ul>
<ul> <li>4 Car parking spaces</li> </ul>	<ul> <li>Male/female WC accommodation</li> </ul>

**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).

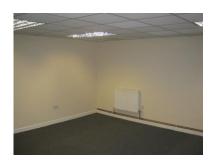
**SERVICE CHARGE** £925.00 plus VAT (2016 figure).

**INSURANCE** 

Approx £350 (2016 figure).

**LEGAL COSTS** 

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



tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk



Compiled April 2016