

Ref 6024

4 The Brunel Centre
Newton Road
Crawley
West Sussex
RH10 9TU

TO LET
IND/WAREHOUSE
322 sq m (3,462 sq ft) GIA



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LOCATION

- M23 (J10) 2.0 miles
- M23 (J9) 3.5 miles
- J23/M25 (J7) 9.0 miles
- Gatwick Airport 2.0 miles
- Three Bridges Rail Station 2.0 miles

DESCRIPTION

Unit 4 is a modern industrial / warehouse property of steel portal frame construction which is to be fully refurbished throughout. Offices are at first floor level. Externally there is a forecourt and private parking.

AMENITIES

- To be fully refurbished
- 6m clear eaves height
- Surface level loading door
- 6 car parking spaces

ACCOMMODATION

	sq m	sq ft
Warehouse	240	2,582
First Floor offices	82	880
Total:	322	3,462

Note: All areas are approximate gross internal, measured in accordance with the RICS Code of Measuring Practice.

TERMS

A new full repairing and insuring lease is available.

RENT

£10.95 psf per annum plus VAT.

RATES

Rateable value £22,750.
Rates payable £10,898 (01.04.2017 – 31.03.2018).

SERVICE CHARGE

There is a service charge to cover the upkeep and maintenance of the estate which equates to 49p psf (2018 figure).

INSURANCE

Approx £0.13p psf (2018 figure).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred within this transaction

Compiled March 2018

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