

Ref 6024

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

TO LET
IND/WAREHOUSE
295 sq m (3,170 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 14 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
Ground	221	2,380
First Floor offices	73	788
Total:	295	3,170

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 13p psf (2018 figure).

LEGAL COSTS

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

Compiled April 2018

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