



Ref 7254

Unit 8 Rutherford Way Industrial Estate
Rutherford Way
Crawley
West Sussex
RH10 9LN

TO LET

WAREHOUSE/INDUSTRIAL UNIT

244 sq m (2,630 sq ft) GIA



MANOR ROYAL CRAWLEY GATWICK
BUSINESS DISTRICT

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

COMMUNICATIONS

	Miles
J9, M23	3.0
J10, M23	2.5
M23/M25 (J7)	9.5
Gatwick Airport	2.0
Three Bridges Rail Station	2.5

Three Bridges and Gatwick Airport rail stations provide services to London (Victoria and London Bridge) and the South Coast (Brighton).

DESCRIPTION

The property is a semi-detached, self-contained industrial/warehouse building of steel portal frame construction with concrete floors, block work and insulated profiled steel cladding together with ample parking and loading areas. There is a small office within the property as well as kitchenette.

AMENITIES

- Surface level loading door 4.5m w x 4.8m h
- Minimum eaves 4.96m
- Fluorescent lighting
- Gas heating
- Double glazing
- Disabled WC
- 7 car parking spaces

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

TERMS

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

RENT

£30,000 (£11.41 psf) per annum exclusive plus VAT.

RATEABLE VALUE

£22,500. Current rates payable £11,093 (01.04.2018 – 31.03.2019).

SERVICE CHARGE

Currently charged at £142.00 plus VAT for the repair and maintenance of the common parts and cleansing of the conducting media.

The tenant also has to contribute 9% for the repair and maintenance of the shared roadway.

INSURANCE

£904.05p plus VAT (to 19.10.2018).

LEGAL COSTS

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



Compiled May 2018