

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





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

## www.ftdjohns.co.uk

6 Magellan Terrace Gatwick Road Crawley West Sussex RH10 9PJ Tel: 01293 552721 Fax: 01293 552800 Email: info@ftdjohns.co.uk Registered Office as above. Regd No: 2568649

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).	d
DESCRIPTION	The property is a semi-detached, self-contained industrial/warehouse building of stee portal frame construction with concrete floors, block work and insulated profiled stee cladding together with ample parking and loading areas. There is a small office within the property as well as kitchenette.	el
	Surface level loading door 4.5m w x 4.8m h     Double glazing	
	<ul> <li>Minimum eaves 4.96m</li> <li>Fluorescent lighting</li> <li>Disabled WC</li> <li>7 car parking spaces</li> </ul>	
	<ul> <li>Gas heating</li> </ul>	
	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 $\pounds$ 142.00 plus VAT for the repair and maintenance of the commo parts and cleansing of the conducting media.	n
	The tenant also has to contribute 9% for the repair and maintenance of the share roadway.	d
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

## ACQUISITIONS • AGENCY • AIRPORT • BUSINESS RATES • INVESTMENT • LANDLORD & TENANT • MANAGEMENT • VALUATION

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby gives notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants or agents have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions. Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.