



Ref 6024

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

TO LET

WAREHOUSE WITH QUALITY OFFICES

396 sq m (4,262 sq ft) GIA



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 |

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DESCRIPTION

Unit 1 is a modern industrial / warehouse property of steel portal frame construction which has been refurbished. Offices are at first floor level. Externally there is a forecourt and private parking.

AMENITIES

- Refurbished
- 6m clear eaves height
- Surface level loading door
- 6 car parking spaces

ACCOMMODATION

	sq m	sq ft
Ground	238	2,558
First Floor offices	158	1,704
Total:	396	4,262

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

£11.50 psf per annum plus VAT.

RATES

Rateable value £28,000.
Rates payable £13,804 (01.04.2018 – 31.03.2019).

SERVICE CHARGE

There is a service charge to cover the upkeep and maintenance of the estate which equates to 36p psf (2018 figure).

INSURANCE

Approx 16p psf (2018 figure).

LEGAL COSTS

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



Compiled February 2018

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