



Ref 7168  
Viewing strictly by appointment  
with the above sole agent

4 Napier Way  
Manor Royal  
Crawley  
West Sussex  
RH10 9RA

# INVESTMENT FOR SALE INDUSTRIAL/WAREHOUSE UNIT

**Approx 1,368 sq m (14,727 sq ft) GIA  
on a site of 0.69 acres**



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

## LOCATION

Unit 4 is located just off the Gatwick Road, on the edge of Manor Royal between Dreams and Lookers Mercedes.

J10/M23	1.5 miles
M23/M25 (J7)	8.5 miles
J9/M23	3.5 miles
Gatwick Airport	3.0 miles
Three Bridges rail station	1.5 miles

## DESCRIPTION

A detached building of steel portal frame with a self-contained yard at the rear, there are offices to the front elevation. There is dock and surface level loading. The site is 0.694 acres (0.281 Ha).

## AMENITIES

- Clear internal height 5.95m (19'6") / max 6.84m (22'5")
- 3 dock level loading doors
- 1 surface level loading door
- 3 dock-level loading doors
- Sodium lighting
- Canopied loading
- 20 car spaces

## TENURE

The property is let on a 5 year lease to expire 12.05.2022 to DX Services Limited, Company Number 05026914 at a rent £143,500 pax plus VAT.

## PRICE

£2,650,000 plus VAT which reflects a net initial yield of 5.08% assuming standard purchasers costs.

## LEGAL COSTS

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



Compiled September 2018