



Ref 4949

Viewing strictly by appointment  
with the above sole agent

Unit 6  
Sterling Park  
Gatwick Road  
Manor Royal  
Crawley  
West Sussex  
RH10 9QT

## **TO LET**

### **INDUSTRIAL/WAREHOUSE UNIT**

#### **Approx 1,533 sq m (16,503 sq ft) GIA**



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

## LOCATION

These premises are situated approximately 0.5 miles from Gatwick Airport, in Sterling Park with its prominent footage to Gatwick Road on Crawley's Manor Royal Estate.

Road communications are provided by the M23 motorway junction 10 (approximately 1.5 miles) and the M25 motorway (approximately 9 miles).

## DESCRIPTION

This self-contained unit is constructed to a steel portal frame design with block infill and external facing brickwork finished in profiled steel clad elevations. There are two surface level loading doors and ground floor levels. The property is in the process of being refurbished throughout.

## ACCOMMODATION

	sq m	sq ft
Warehouse/Production	1,301	14,009
Ground floor offices/ancillary	116	1,247
First Floor storage	116	1,247
<b>Total</b>	<b>1,533</b>	<b>16,503</b>

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

## AMENITIES

### Industrial/Warehouse

- 2 surface level loading doors
- Three phase electricity
- LED Lighting
- Max eaves height 5.46m

### Offices

- Suspended ceilings with recessed Cat II lighting
- New carpeting
- Three compartment perimeter trunking
- Gas fired central heating
- Double glazed windows

## TENURE

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

## RENT

£12.00 psf per annum exclusive plus VAT at the prevailing rate.

## RATES

The Rateable Value is £94,500.  
Current rates payable £46,589 (01.04.2018 - 31.03.2019).

## SERVICE CHARGE

£10,879.06 plus VAT for the year to 24.12.2018.

## INSURANCE

£11,032.53 plus VAT for the year to 31.05.2019.

## LEGAL COSTS

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

Compiled November 2018