

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

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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 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
	Total	1,533	16,503

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

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