

Ref 6036

Viewing strictly by appointment  
with the above sole agentUnit 5  
Sterling Park  
Gatwick Road  
Manor Royal  
Crawley  
West Sussex  
RH10 9QT

# **TO LET**

## **INDUSTRIAL/WAREHOUSE UNIT**

### **Approx 1,627 sq m (17,517 sq ft) GIA**



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## 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 separate pods of offices at both ground and first floor levels. The property is in the process of being fully refurbished throughout to include a new roof.

## ACCOMMODATION

	sq m	sq ft
Warehouse/Production	1,111	11,958
Ground Floor Offices/Ancillary	282	3,032
First Floor Offices/Ancillary	235	2,527
<b>Total</b>	<b>1,628</b>	<b>17,517</b>

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

## AMENITIES

### Industrial/Warehouse

- Surface level sectional up and over loading door
- Three phase electricity
- Male/female and disabled WCs
- LED lighting
- Max eaves 5.4m

### Offices

- Air-conditioning
- Suspended ceilings with recessed 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 £116,000.  
Current rates payable £56,724 (01.04.2018 - 31.03.2019).

## SERVICE CHARGE

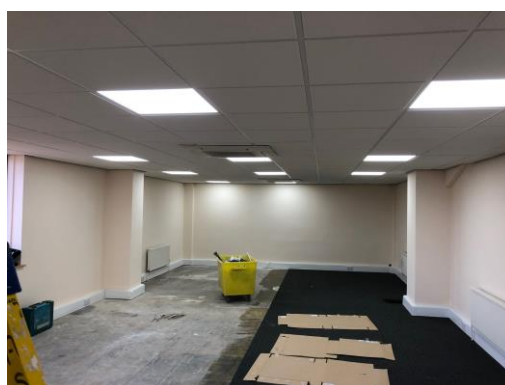
£20,156.00 plus VAT (2018).

## INSURANCE

£12,059.00 plus VAT (2018).

## LEGAL COSTS

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



Compiled November 2018

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