

Ref 4770

Viewing strictly by appointment
with the above sole agentUnit 3
Sterling Park
Gatwick Road
Manor Royal
Crawley
West Sussex
RH10 9QT

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Approx 1,224 sq m (13,182 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 offices at both ground and first floor levels. The property has been fully refurbished throughout to include a new roof.

ACCOMMODATION

	sq m	sq ft
Warehouse/Production	973	10,478
Ground Floor Offices/Ancillary	104	1,117
First Floor Offices/Ancillary	104	1,117
External Storage	44	470
Total	1,225	13,182

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

AMENITIES

Industrial/Warehouse

- Electrically operated sectional up and over door
- Three phase electricity
- Sodium Lighting
- Max eaves 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 £78,000.
Current rates payable £38,454 (01.04.2018 - 31.03.2019).

SERVICE CHARGE

£9,457.15 plus VAT (for the year to 24.12.2018 figure).

INSURANCE

£9,278.51 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 April 2018

ACQUISITIONS • AGENCY • AIRPORT • BUSINESS RATES • INVESTMENT • LANDLORD & TENANT • MANAGEMENT • VALUATION

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby gives notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants or agents have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.

Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.