

Ref 4929

Unit 7 The Bell Centre Newton Road Crawley West Sussex RH10 9FZ

TO LET INDUSTRIAL/WAREHOUSE UNIT Approx 130 sq m (1,400 sq ft) GIA



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

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LOCATION	The Bell Centre is located in Newton Road close to the junction with Manor Royal within Crawley's main commercial area. J9, M23 is about 4 miles and J10, 2 miles providing access to the M23/M25 interchange (J7 about 8.5 miles from J9, M23).		
	Gatwick Airport (Gate 2) about 1.5 miles provides a mainline service to London Victoria (the Gatwick Express) with departures every 15 minutes (30 minutes journey time approx). Three Bridges rail station also provides a main line service to London Victoria and London Bridge (journey time about 40 minutes).		
DESCRIPTION	The property is a mid-terrace warehouse/industrial unit of portal frame construction with brickwork and profiled steel sheeting construction with concrete floors. There is a sectional up and over loading door and separate pedestrian access to fitted offices at first floor level. Externally there is a forecourt area and private car parking.		
ACCOMMODATION		sq m sq ft	
	Ground Floor Industrial/Warehouse First Floor Offices	89 963 41 437	
	Total	130 1,400	
AMENITIES	Note: All measurements are approximate gross internal in accordance with the RICS Code of Measuring Practice (current edition).		
	 Industrial/warehouse 3 phase electricity 3m x 3m sectional loading door Floor loading 500 lbs approx Fluorescent lighting 4 Car parking spaces 	Offices • Suspended ceiling • Recessed category II lighting • Carpeted • Separate pedestrian access • Male/female WC accommodation	
TERMS	A new full repairing and insuring lease is available for a term to be agreed.		
RENT	£19,000 per annum exclusive plus VAT.		
SERVICE CHARGE	£812 plus VAT (2018 figure).		
INSURANCE	£365 (2018/19 figure).		
RATES	Rateable Value £11,750. Current rates payable £5,640 (01.04.2018 – 31.03.2019).		
LEGAL COSTS	Each party responsible for their own legal costs incurred in this transaction.		

Compiled September 2018

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