



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

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	89	963
First Floor Offices	41	437
Total	130	1,400

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

AMENITIES

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