/INDURENT



Industrial

UNIT 3 | FORGEWOOD INDUSTRIAL ESTATE

Gatwick Road, Crawley, RH10 9PG

UNIT 3 | 4,735 SQ FT

Industrial Unit with Office

Unit 3 Forgewood offers 4,735 sqft of industrial and office space. This unit benefits from dedicated parking, 24 hour access, new roofs, PV solar panels, roof lights, and LED lighting incorporated across upgraded space.
Forgewood Industrial Estate is a well established industrial and warehouse location fronting Gatwick Road within the Manor Royal Business District, one of the South East's premier mixed use employment hubs. The estate occupies a highly strategic position approximately two miles south of Gatwick Airport and the M23, providing excellent connectivity across the South East and to the wider motorway network.
The insurance payable for this unit is to be confirmed.

Lease Type	New



Unit Summary

- Solar panels
- Office Accommodation
- Premier Industrial Location
- Flexible Space
- Car Parking
- 24 Hour Access

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£86,413.75	£18.25
Rates	£34,816.00	£7.35
Maintenance Charge	£8,567.00	£1.81
Insurance	Not specified	Not specified
Total Cost	£129,796.75	£27.41

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P1200022

+44(0) 808 169 7554

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Location

Forgewood Industrial Estate is located on Gatwick Road within the established Manor Royal Business District. The estate is approximately 2 miles from Junction 10 of the M23, providing direct access to the M25 and national motorway network, with excellent links to London and the South Coast.

Road
M23 J10: 2 miles

Airport
London Gatwick Airport: 2 miles

Rail
Three Bridges Station: 1.3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (11)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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