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TO LET

INDUSTRIAL AND WAREHOUSE – 8,273 SQ FT (768.56 SQ M)

Unit B2, The Fleming Centre, Fleming Way, Crawley, West Sussex, RH10 9NN

DESCRIPTION
Unit B2 is a semi-detached unit of steel portal frame construction undergoing a comprehensive refurbishment. There will be offices at first floor level and externally there are 22 car parking spaces.

LOCATION
The Fleming Centre occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick Airport and the M23, it offers excellent transport links, including strong bus and rail services. Manor Royal's strategic location has attracted major national and international companies such as Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco, and Thales.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Warehouse	6,818	633.39
1st - Office	1,455	135.17
TOTAL	**8,273**	**768.56**

AMENITIES
- To be comprehensively refurbished throughout
- PV panels to the roof
- LED lighting throughout
- First floor offices
- 20 parking spaces

RENT
On application.

TERMS
A new lease is available for a term to be agreed.

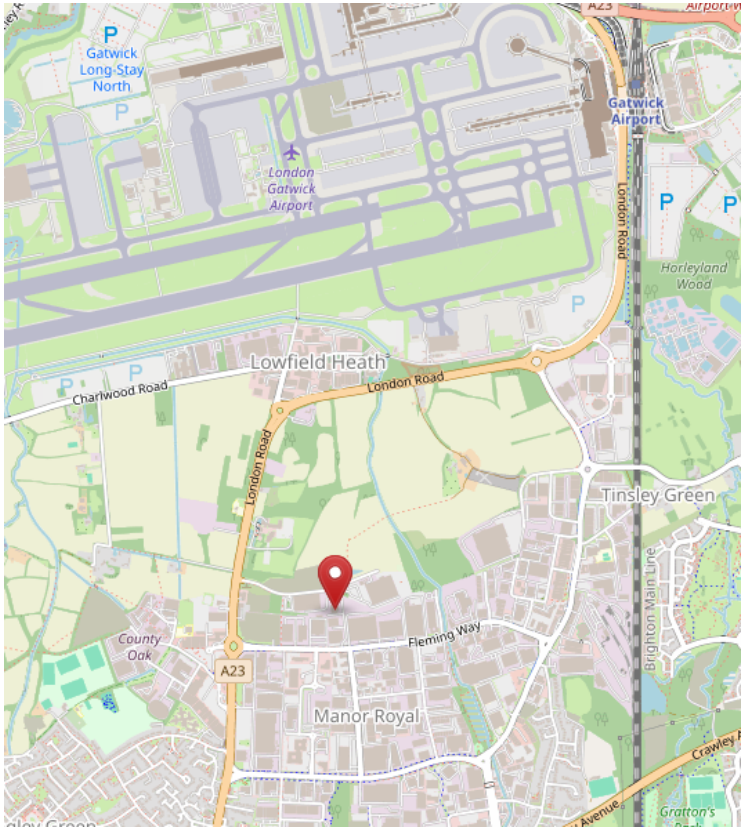
RATES
Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE
£6,426.20 per annum.

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
An EPC is being prepared and will be available shortly.



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