MANOR ROYAL INDUSTRIAL ESTATE CRAWLEY RH10 9RD

51-55 GATWICK ROAD

TO LET

INDUSTRIAL UNITS WITH YARDS

5,717 - 17,342 SQ FT

(531.13 - 1,611.13 SQ M)

PHASE ONE
REFURBISHMENT COMPLETE

PHASE TWO
REFURBISHMENT COMPLETES Q1 2026

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DESCRIPTION

A terrace of 3 warehouse/light industrial units with parking and yard space located on Gatwick Road in the popular Manor Royal Business District

The terrace of the warehouse/light industrial units provide flexible accommodation of concrete frame construction with a concrete floor slab. Externally there are secure self-contained yards and parking. Suitable for alternative uses, subject to planning.

ACCOMMODATION (GIA)

The units have been measured to the following GIA:

Unit 51	SQ FT	SQ M
Warehouse	5,030	467.30
Offices ground floor	1,121	104.14
Offices first floor	904	83.98
TOTAL	**7,055**	**655.42**

Unit 53	SQ FT	SQ M
Warehouse	4,570	424.57

Unit 55	SQ FT	SQ M
Warehouse	5,717	531.13

GRAND TOTAL	17,342	1,611.12

SPECIFICATION

The units benefit from the following features:

- Warehouse / light industrial units
- Large self contained parking / yard space
- Located on Gatwick Road, Manor Royal Business District
- Roller shutter doors
- Double glazed windows
- Fitted offices (Unit 51)
- Unrestricted 24/7 access
- Flexible business uses considered

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LOCATION

The units benefit from a prominent frontage onto Gatwick Road on the Manor Royal Business District. Access to the yards/parking is via rear of the units on Rutherford Way which runs parallel to Gatwick Road.

Junction 10 of the M23 is in close proximity providing access to junction 7 & 8 of the M25 Motorway approximately 11 miles north.

Gatwick Airport Railway Station is 2.2 miles to the north providing Railway services north to London and further and south to the coast. Manor Royal also benefits from the Fastway Bus providing regular services around Crawley and surrounds.

TENURE

New Full Repairing and Insuring (FRI) leases are available for terms to be agreed.

RENT

Rent on application.

RATES

The units are currently assessed combined. The current rateable value is £146,000 (1 April 2023 to present).

VAT

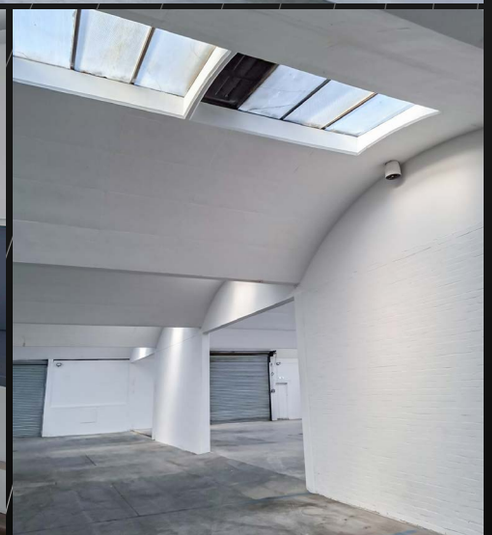
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The units have a EPC rating of D.



CONTACTS

All enquiries and viewings to be arranged with the sole letting agents SHW and Fisher German.

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