

TO LET

INDUSTRIAL AND WAREHOUSE – 4,431 SQ FT (411.65 SQ M)

Unit 2, Wallis Court Trade Park, Fleming Way, Crawley, West Sussex, RH10 9NY

Rent | £16.00 Per sq ft

Warehouse/Trade Counter Unit to Let

18 November 2026

DESCRIPTION
The property is a mid-terrace warehouse/industrial unit of steel portal frame construction with profiled steel elevations, presently fitted as a trade counter unit. Access is via an electric roller shutter loading door and a separate pedestrian entrance. Internally, there is a ground-floor trade counter, first-floor offices and a tea point. Externally, there is a forecourt area and 10 private car parking spaces.

LOCATION
Wallis Court is situated on Fleming Way in the heart of Crawley's Manor Royal, approximately 1.5 miles from Gatwick Airport. Junction 10 of the M23 is 1.5 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	4,431	411.65

RENT
£16.00 per Sq Ft exclusive (£70,896 per annum exclusive).

AMENITIES / OPPORTUNITY
- Established estate
- Eaves height - 5.59m (min) x 5.94m (max)
- Trade counter
- Office
- Tea point
- 10 car parking spaces
- WC
- Available immediately

RATES
The 2026 Rateable Value of the property is £60,500.

VAT
VAT will be chargeable on the terms quoted.

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

EPC
The property has an EPC rating of C.









VIEWINGS

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