



Industrial / warehouse unit to let

6,838 sq ft

635.3 sq m

Unit C1

Fleming Business Centre

Fleming Way,
Crawley RH10 9NN

AIPUT

Description

A semi detached warehouse comprehensively refurbished to provide open plan first floor offices, new tea point and WC and shower facilities at ground floor. Warehouse has electrically operated panelled loading door and internal eaves height of 5.6m. There is good on site car parking.

The estate has been comprehensively refurbished with PV panels fitted to the roofs providing the occupiers with the opportunity to access additional power supply at reduced commercial rates.



Fully refurbished



Ground and first floor offices



Surface level loading



18 car parking spaces



Maximum eaves height 6.8m
Minimum eaves height 5.6m



Significant estate upgrade

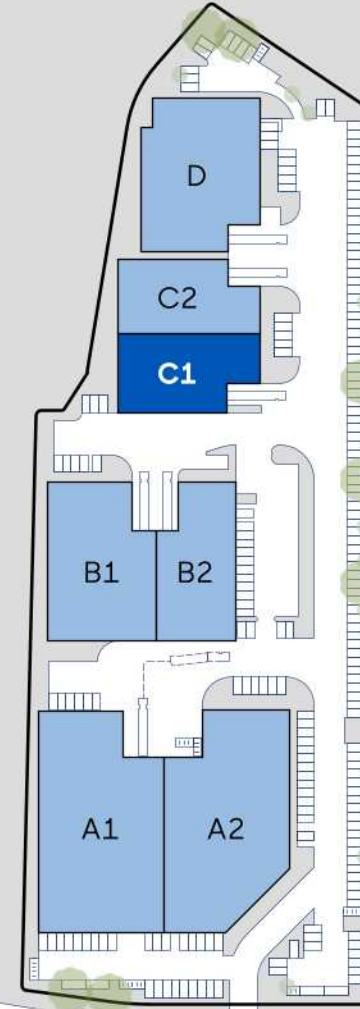


LED lighting



Three phase electric

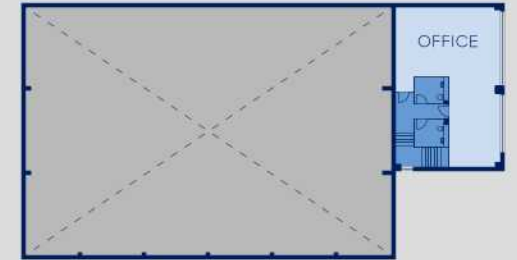
Site plan



Fleming Way

Indicative site plan

First Floor



Ground Floor



Accommodation (approx. GIA)

| Area | sq ft | sq m |
|------------------------|-------|-------|
| First Floor Office | 887 | 82.4 |
| Ground Floor Office | 5,951 | 552.9 |
| Ground Floor Warehouse | 6,838 | 635.3 |

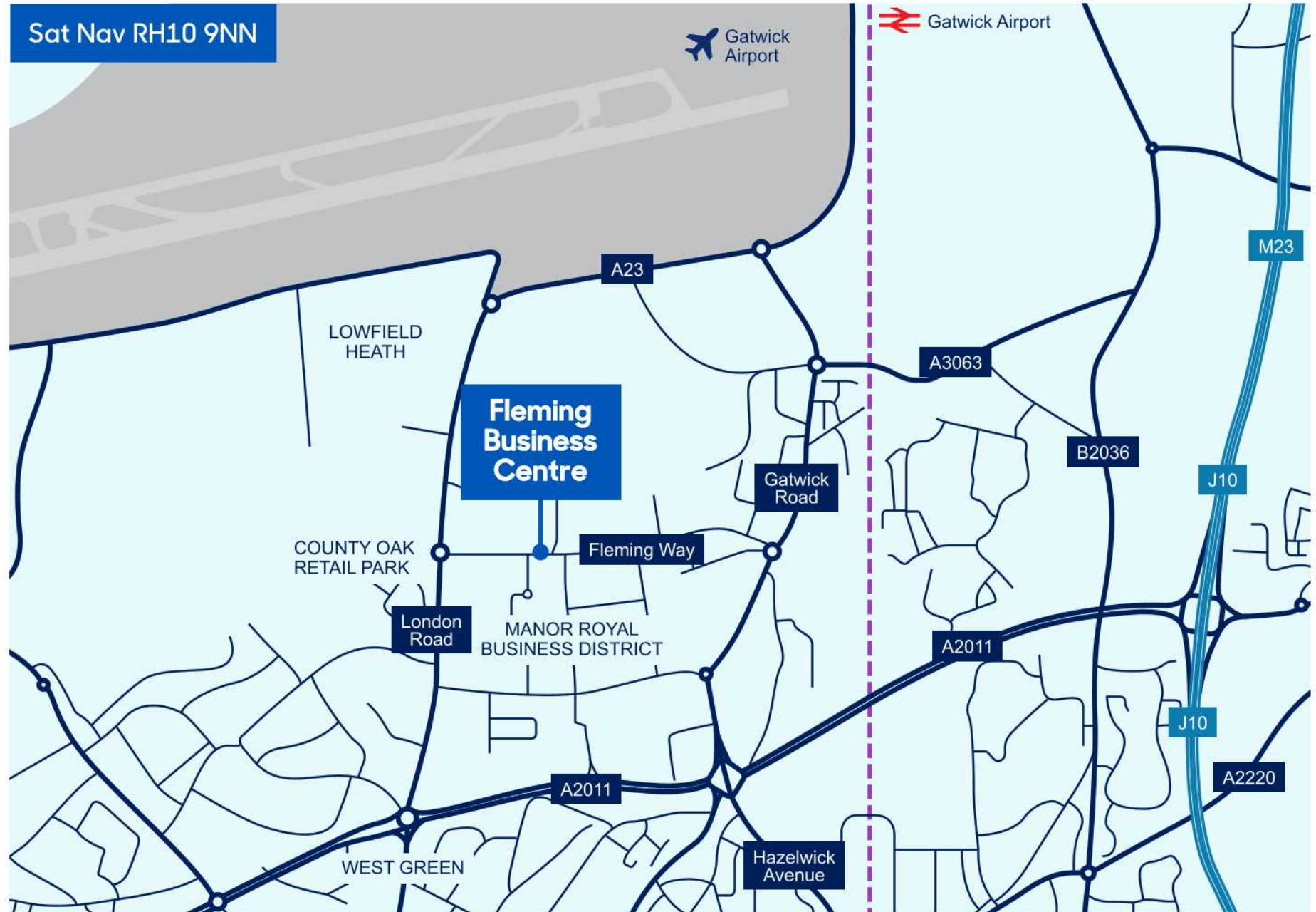
Location

Fleming Business Centre is situated in a prime location fronting Fleming Way in the heart of the Manor Royal estate.

With junction 10 (2 miles away) and Junction 9 (4 miles away) of the M23 each providing swift access to the M25 J7 (9 miles away).

Both Gatwick Airport and Three bridges stations are equidistant (2 miles).

| Destination | Journey time (minutes) |
|-------------------------------|------------------------|
| Three Bridges Railway Station | 6 |
| Gatwick Rail Station | 8 |
| Gatwick Airport | 10 |
| J9 M23 | 10 |
| J10 M23 | 10 |
| Junction 7 M25 | 15 |



Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rates

Rateable Value: £73,500

EPC

To be reassessed following refurbishment.

Service Charge

For year ending 2023 £0.47 psf.

Contact



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