



MAKING
PROPERTY
WORK
SHW.CO.UK

SHW

TO LET

**INDUSTRIAL AND WAREHOUSE – 2,442 SQ FT (226.86 SQ M)
Unit 14 Raleigh Court, Priestley Way, Crawley, West Sussex, RH10 9PD**

DESCRIPTION

Unit 14 Raleigh Court is an end of terrace unit with ground floor storage space with first floor offices and four allocated car parking spaces. The unit benefits from a up and over loading door along with WC accommodation.

LOCATION

There are a total of 18 units on Raleigh Court based with the Manor Royal Business District in Crawley. Raleigh Court is accessed off Priestley Way (from the South) or Rutherford Way (from the North). Junction 10 of the M23 is c. 2 miles away with the M23/M25 Junction c. 10.9 miles away. 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 service providing regular services around Crawley and surrounds.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Ground Floor | 1,221 | 113.43 |
| First Floor | 1,221 | 113.43 |
| TOTAL | 2,442 | 226.86 |

AMENITIES

- Ground floor storage with kitchenette
- 4 car parking spaces
- First floor office with perimeter trunking
- Air conditioned
- LED lighting
- WC accommodation

PLANNED REDECORATION WORKS

- Office carpet tiles replaced
- Access door to the kitchen at ground floor level
- Replace kitchen units
- Roller shutter door to be replaced

RENT

£28,000pax

RATES

Details available on request.
Service charge of c. £0.95psf.

VAT

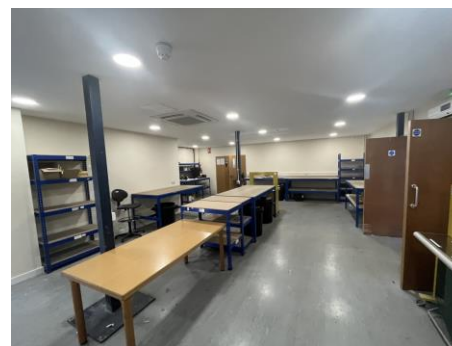
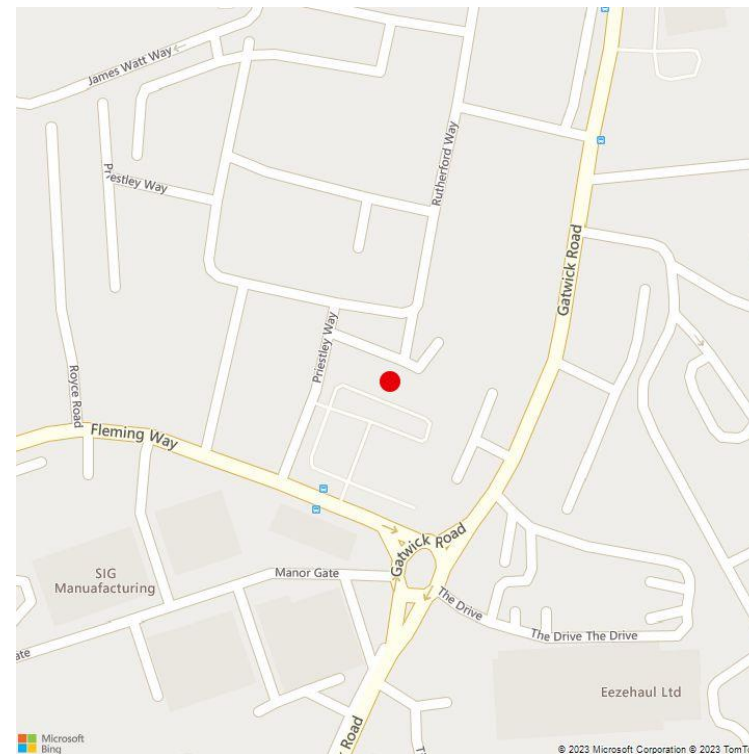
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

Laura Miles

t: 07947 373 275

James Clement

t: 07961 231 286

e: lmiles@shw.co.uk

e: jclement@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**