

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

INDUSTRIAL AND WAREHOUSE – 6,642 SQ FT (617.04 SQ M)

Unit A Manor Court, Manor Royal, Crawley, West Sussex, RH10 9PY

DESCRIPTION

A Manor Court is a 50:50 business unit located at an end of terrace of four properties with generous parking to the front and loading to the rear. There is a large reception area with a ground floor warehouse/ storage area with WC accommodation and office accommodation at first floor level with separate WCs.

LOCATION

Manor Court is located in the busy Manor Royal Business District, just 2.4 miles from Gatwick Airport and 1.8 miles from Junction 10 of the M23 providing access to the south coast and M25 / M23 Junction 10.8 miles to the North.

Manor Court is on the Fastway Bus Service route to Gatwick Airport and the 2 miles to Crawley Railway Station to the South.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	3,360	312.14
First Floor	3,282	304.9
TOTAL	6,642	617.04

AMENITIES / OPPORTUNITY

- Generous parking – 28 allocated spaces
- 3-phase electricity
- Loading door to rear
- Rear loading and parking to the front and rear
- WC accommodation at ground and first floor level
- Carpeted and suspended ceiling at 1st floor level
- Available from September 2024

RENT

£13.25psf exclusive.

RATES

The April 2023 Rateable Value of the property is £73,000.

VAT

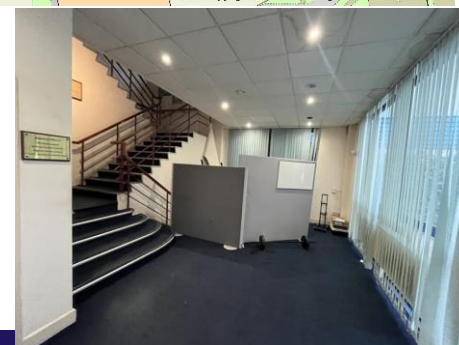
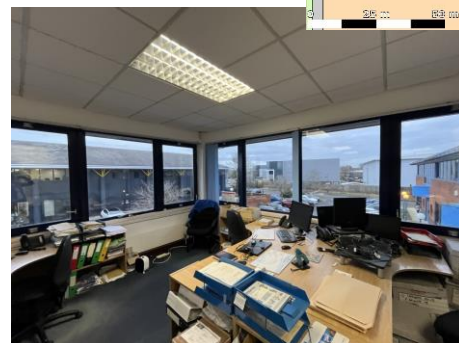
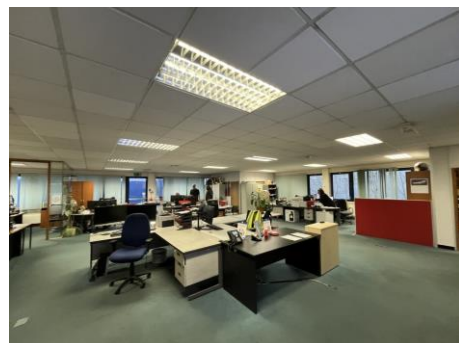
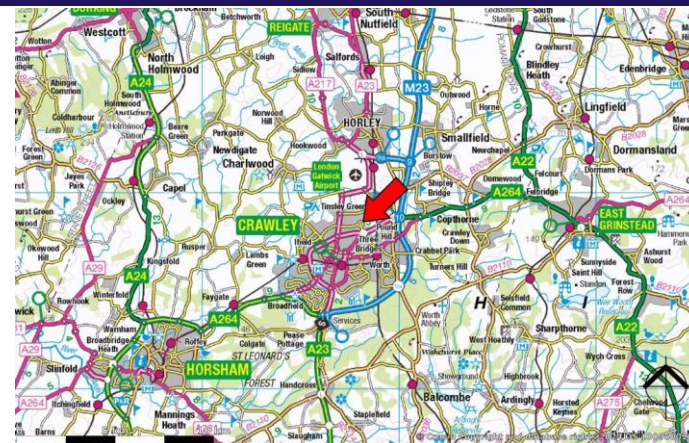
VAT will be chargeable on the terms quoted.

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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