



DETACHED INDUSTRIAL BUILDING WITH LARGE YARD

Unit 1 Rutherford Way

Manor Royal Industrial
Estate, Crawley, RH10 9PB

INDUSTRIAL TO LET

32,632 sq ft

- Gatwick Airport - 2 miles
- J10/M23 - 2.5 miles
- Detached building
- 14,000 sq ft rear yard
- Ground and first floor offices
- Comfort cooling

Unit 1 Rutherford Way, Manor Royal Industrial Estate, Crawley, RH10 9PB

Summary

| | |
|-----------------------|--|
| Available Size | 32,632 sq ft |
| Rent | £7.00 per sq ft pax plus VAT |
| Rates Payable | £2.32 per sq ft (01.04.2019 – 31.03.2020) |
| Rateable Value | £150,000 |
| EPC Rating | C (70) |

Location

Unit 1 is situated on the popular Manor Royal estate close to Gatwick Airport.

Three Bridges and Gatwick Airport rail stations provide services to London (Victoria and London Bridge) and the south coast.

Description

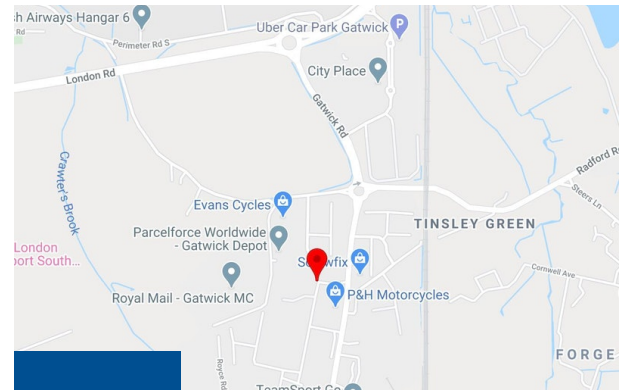
The property is a detached, self-contained industrial building of steel portal frame construction with concrete floors together with ample parking and loading areas. There are internal cranes. There are offices at both ground and first floor levels. The property is a fully fitted steel fabrication unit with a variety of cranes throughout. There are 4 loading doors.

Specification

4 loading doors
Min eaves 5.5 – 7.45m
Rear yard of 14,000 sq ft with twin gantries
8 internal and 2 External overhead Demag cranes
Ground and first floor offices
Comfort cooling
GFCH
Cat II lighting
Male and female WCs
Kitchen / canteen
25 parking spaces

Terms

A new lease is available for a term to be agreed.



Viewing & Further Information

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