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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 4,826 SQ FT (448.34 SQ M)**

**Unit 5, Rutherford Way Industrial Estate, Rutherford Way, Crawley, West Sussex, RH10 9LN**

**DESCRIPTION**

A modern self contained warehouse unit over 2 floors with generous parking in the heart of the popular Manor Royal Business District.

The unit provides flexible accommodation with ground floor warehouse with a full mezzanine comprising offices and storage areas.

**LOCATION**

Rutherford Way Industrial estate benefits from a prominent location on the Manor Royal Business District and is accessed from 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 providing regular services around Crawley and surrounds.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground floor warehouse	2,463	228.81
First floor office/storage	2,363	219.52
<b>TOTAL</b>	<b>4,826</b>	<b>448.33</b>

**AMENITIES / OPPORTUNITY**

- Well presented terraced industrial/warehouse unit
- Centrally located on Manor Royal Business District
- Height under mezzanine approx 2.6m
- Large roller shutter door (approx H2.8m x W3.6m)
- Double glazed windows
- Fitted offices and meeting rooms
- Parking to front of unit for approx 5 vehicles
- Unrestricted 24/7 access
- Commercial kitchen fitout (can be removed)

**RENT**

£36,000 per annum exclusive.

**TENURE**

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

**RATES**

Rateable value to be reassessed.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

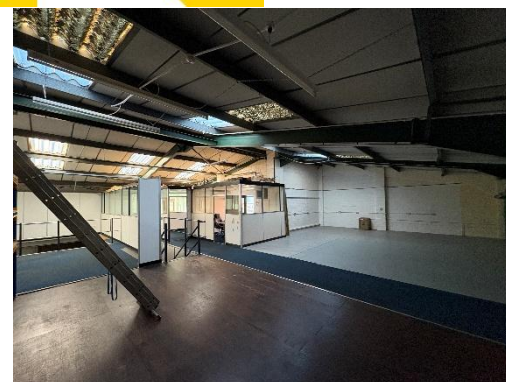
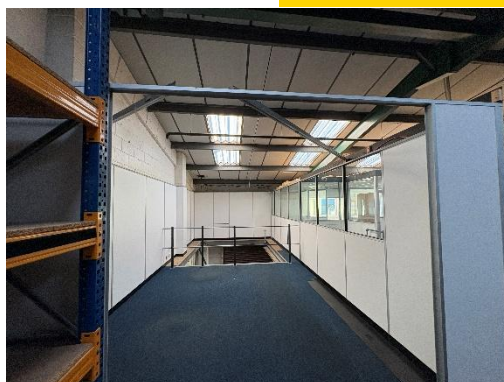
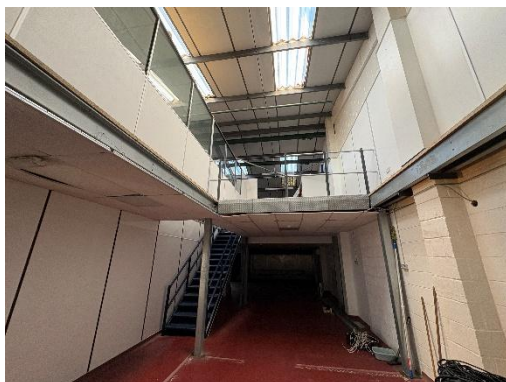
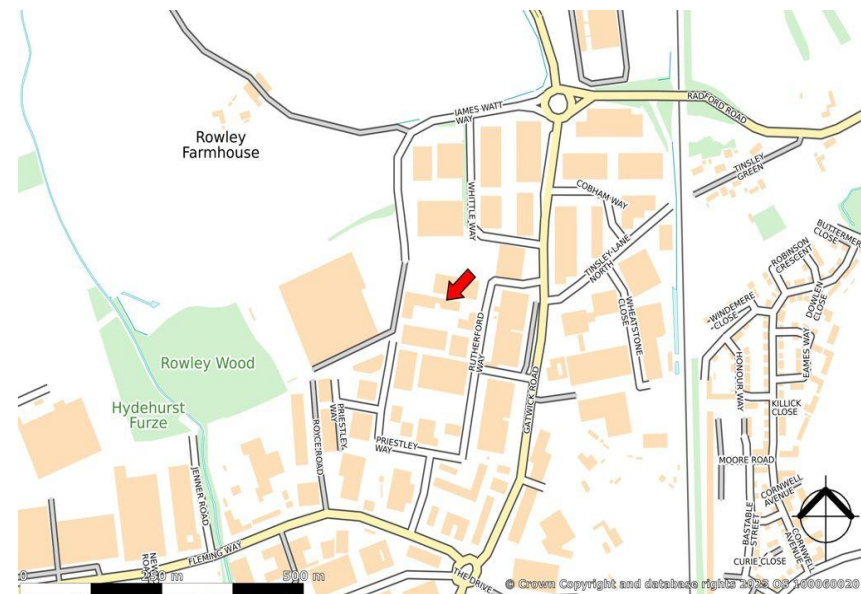
Each party is to be responsible for their own legal fees.

**EPC**

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**VIEWINGS**

James Clement

t: 07961 231 286

e: [jclement@shw.co.uk](mailto:jclement@shw.co.uk)

Charlie Patey-Johns

t: 07943 594 313

e: [cpatey-johns@shw.co.uk](mailto:cpatey-johns@shw.co.uk)



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