Oldfield Smith & Co.
Chartered Surveyors

To Let

Unit 8

Stanley Centre, Crawley, RH10 9SE

Ground floor warehouse/workshop with first floor offices. Roller shutter loading door. Gas central heating. Allocated parking

2,430 sq ft
(225.75 sq m)

- purpose built unit
- excellent location in the heart of Manor Royal
- roller shutter loading door
- gas central heating to offices
- allocated parking

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www.oldfield-smith.co.uk

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Summary

Available Size	2,430 sq ft
Rent	£10 per sq ft
Business Rates	Upon Enquiry
EPC Rating	D

Description

This mid-terrace two storey unit has a sectional roller shutter loading door, leading to an open plan warehouse/workshop on the ground floor. There are two internal WC's accessed directly from the warehouse. To the front of the property is a personal access door with internal staircase leading to the first floor.

The first floor offices are open plan and benefit from dual aspect windows providing very good levels of internal natural light. There is an additional WC at first floor level. The offices have gas fired central heating, fitted carpets, suspended ceiling and inset lighting.

Outside the property is a private car park with allocated spaces.

The ground floor of the property has a gross internal area of 113.06 sq m (1,217 sq ft) and the first floor 112.69 sq m (1,213 sq ft).

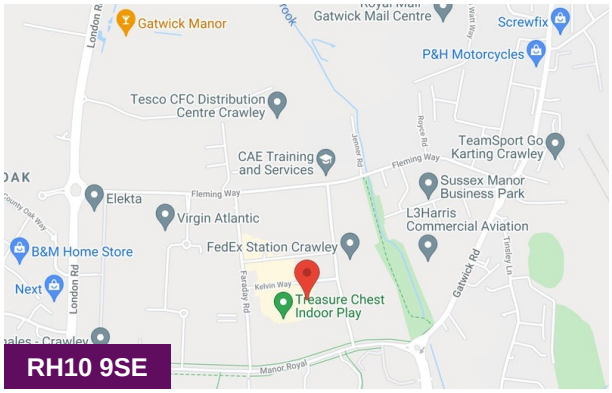
Total overall area 25.75 sq m (2,430 sq ft).

Location

Located in the heart of the popular Manor Royal Business Estate, this purpose built unit offers excellent transport links. Gatwick Airport and Crawley town centre are a few minutes drive away and there is easy access to the M23 motorway at junction 10. Gatwick, Crawley and Three Bridges railway stations are nearby and the site is well served by the "Fastway" guided bus service.

Terms

The property is available on a new lease at a rent of £24,430 per annum with a site charge of £101.25 pcm and an insurance charge of £40.50 pcm. All costs are exclusive of but subject to VAT



Viewing & Further Information

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