



INDUSTRIAL / WAREHOUSE UNIT ON THE POPULAR MANOR ROYAL ESTATE

Unit 2 Dialog

Fleming Way, Crawley,
RH10 9NQ

INDUSTRIAL, WAREHOUSE TO LET

8,491 sq ft

- To be refurbished
- Min eaves 8.3m
- Ground and first floor offices
- 16 car parking spaces

Unit 2 Dialog, Fleming Way, Crawley, RH10 9NQ

Summary

Available Size	8,491 sq ft
Rent	£24 per sq ft pax plus VAT
Rates Payable	£7.74 per sq ft 1.4.2026-31.3.2027. The current ratable value incorporates the current tenant's mezzanine floor.
Rateable Value	£137,000
Service Charge	£0.63 per sq ft plus VAT for the year ending March 2027.
Estate Charge	£1,504.04 per annum Insurance figure.
EPC Rating	C (57)

Location

Dialog is situated in a prime location fronting Fleming Way in the heart of the Manor Royal estate. Junction 10 of M23 is just 2 miles providing swift access to the M25 J7 being 9 miles. Both Gatwick Airport and Three bridges stations are equidistant at 2 miles.

Description

Unit 2 is of steel portal frame with insulated profiled steel cladding and has been fully refurbished throughout. There are also ground and first floor offices. There is a kitchenette and shower facilities also. The unit is due to be refurbished.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse	7,554	701.79
1st	937	87.05
Total	8,491	788.84

Specification

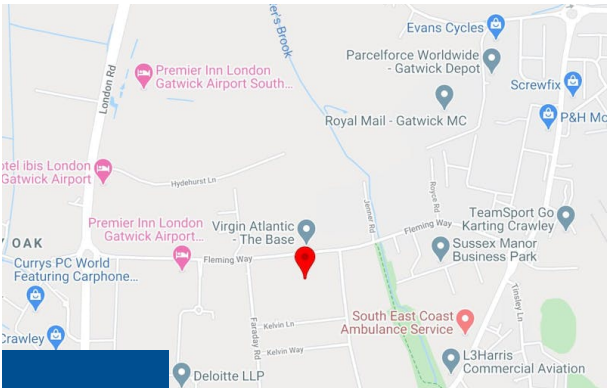
- To be refurbished
- Surface level loading door
- Minimum eaves height 8.3m / max 9.3m
- LED lighting
- New WCs and shower facilities
- First floor offices
- 16 car spaces

Terms

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

ANTI MONEY LAUNDERING

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing & Further Information

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