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CAP



TO LET

INDUSTRIAL AND WAREHOUSE – 2,738 SQ FT (254.36 SQ M)

Unit 3, Oakwood Trade Park, Gatwick Road, Crawley, RH10 9AZ

DESCRIPTION

Unit 3 is near the end of the left hand terrace with 5 allocated car parking spaces at the front of the unit, along with a roller shutter loading door and separate trade counter entrance.

Unit 3 is one of the most prominent units on the estate.

LOCATION

Oakwood is Crawley's premier trade park situated prominently on Gatwick Road between Manor Royal and Gatwick Road junctions on the Manor Royal Industrial Estate. The site provides individual trade units with ample parking for customers with unrestricted working hours.

M23 (J10) is only 1 mile to the east and Gatwick is the same distance to the north.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,738	254.36

RENT

Passing rent of £49,300 PAX.

TENURE

Passing rent of £49,300pax on a lease until April 2033 with a break option April 2028. Alternatively a new lease may be available direct with the landlord at a rent to be agreed.

AMENITIES

- Trade counter
- Good EPC rating of B-28
- 5 allocated parking spaces
- 3 phase power
- WC accommodation
- Electric roller shutter

RATES

We have been verbally informed by the local authority that the premises have a Rateable Value of £48,250.

VAT

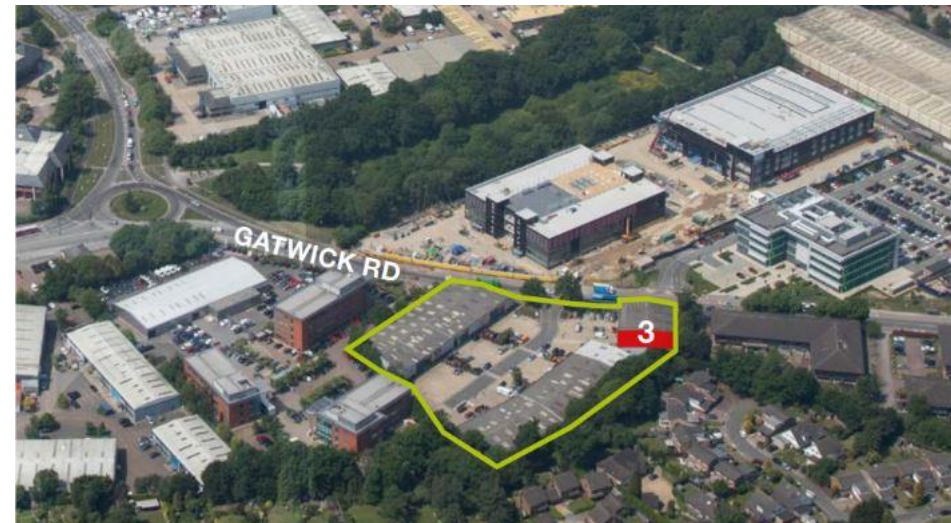
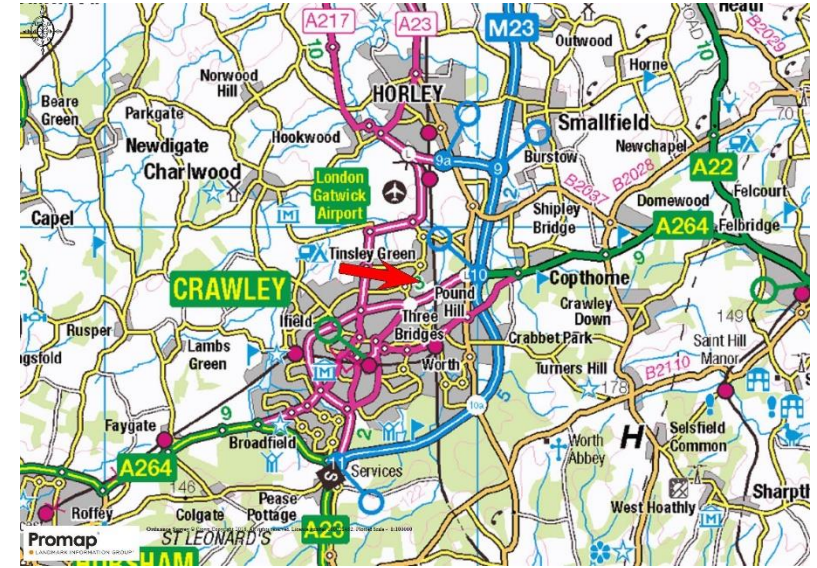
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B.



VIEWINGS – 01293 441300

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