

**TO LET**

**LIGHT INDUSTRIAL/STORAGE UNITS**  
**704 - 839 SQ FT**

Imperial Centre, Gatwick Road, Crawley, RH10 9RD



## Summary

<b>Available Size</b>	704 to 839 sq ft
<b>Rent</b>	£9,000 - £12,000 per annum exclusive
<b>Business Rates</b>	Unit 16 Rateable Value of £8,400 and Unit 22 Rateable Value of £7,800. UBR of 49.9 p in £. 100% small business rates relief is available subject to status
<b>EPC Rating</b>	D (81)

## Location

Crawley is conveniently located off Junction 10 of the M23 just 2 miles to the east, whilst Gatwick Airport is just 1.5 miles to the north. Gatwick train station provides regular services to Redhill, Croydon and London. The Imperial Centre is located off Gatwick Road, which is home to a mixture of industrial units, offices, showrooms and food retailers.

## Description

Unit 16 is a basic two-storey open plan unit benefiting from a concrete floor, fluorescent strip lighting, suspended ceiling and a WC.

A first floor mezzanine provides further storage and is accessed via an internal staircase.

Unit 22 is a ground floor only open plan unit benefiting from 3-phase electricity, a kitchenette and a WC.

## Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Unit 16 First Floor Mezzanine	387	35.95
Unit 16 Ground Floor	317	29.45
Unit 16 Total	704	65.40
Unit 22 Ground Floor	839	77.95

## Lease

A new lease(s) is available on terms to be agreed.

## Rents

Unit 16 - £9,000 per annum exclusive

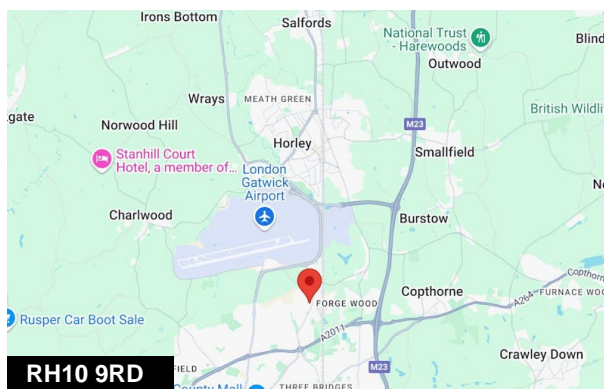
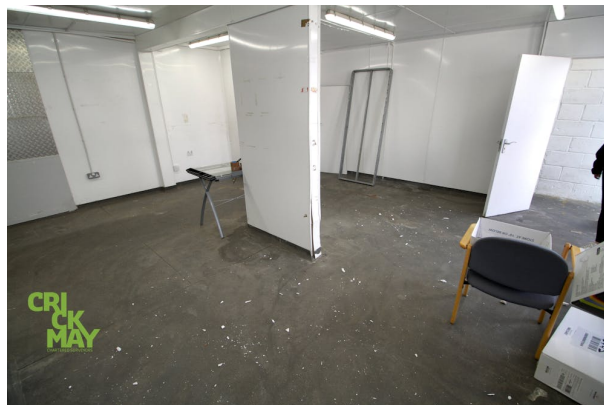
Unit 22 - £12,000 per annum exclusive

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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