



REDUCED ASKING RENT

**UNIT 5 RUTHERFORD WAY INDUSTRIAL ESTATE,
CRAWLEY, RH10 9LN**

INDUSTRIAL / WAREHOUSE TO LET

4,826 SQ FT (448.35 SQ M)



Summary

SUBSTANTIAL INDUSTRIAL/LOGISTICS UNIT TO LET

Available Size	4,826 sq ft
Rent	£35,000 per annum REDUCED QUOTING RENT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

- Manual roller shutter loading door
- Three phase electricity supply
- Parking for approximately five vehicles
- Fitted office space and meeting rooms
- 24/7 access
- Air conditioning



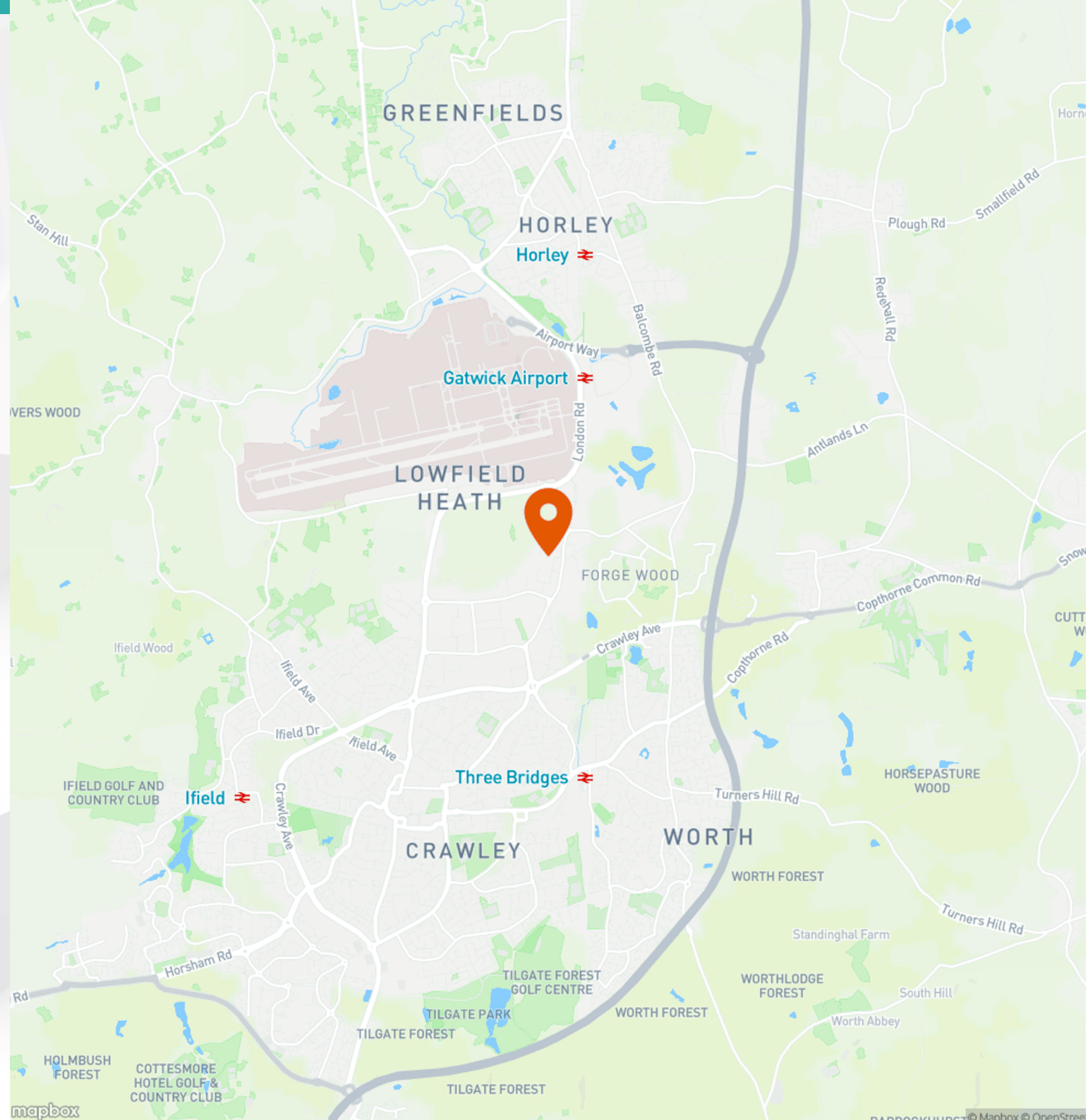
Location



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

The Rutherford Centre is located in Priestley Way adjoining the Gatwick Road in the heart of Manor Royal.

Crawley is one of the principle industrial markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town industrial supply. The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London. Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.





Further Details

Description

An opportunity to lease a light industrial/logistics unit in the heart of Manor Royal.

A rarely available terraced industrial unit located in the heart of Manor Royal, Crawley. The premises consists of an industrial area and meeting rooms on the ground floor and further meeting rooms/office space on the first floor. The unit benefits from Class B2 use, dual aspect manual roller loading door, three phase electricity, security alarm system, air conditioning and a generously sized car park/loading area. The property would lend itself to a variety of uses subject to gaining the relevant consents.

The property is available by way of a new lease and has the potential to be reconfigured internally (subject to landlord consent).

Specification

- o Dual aspect roller shutter loading doors
- o Generous amount of parking at the front of the unit
- o Conveniently located in the Manor Royal Business District
- o Three phase electricity
- o Concrete floor
- o Fitted office space
- o Available on new lease terms to be agreed
- o Air conditioning
- o Strip lighting
- o 24/7 access
- o Suits a variety of commercial uses

Accommodation

We understand the property to have the following gross internal floor area:

Name	sq ft	sq m
Ground	2,463	228.82
1st	2,363	219.53
Total	4,826	448.35

Viewings

Strictly by appointment only, via sole agents Vail Williams LLP.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £37,500 per annum.

Business Rates

To be reassessed

VAT

VAT is to be charged on terms quoted.

Anti-Money Laundering Requirement

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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