



Unit 11 Whittle Way, Crawley RH10 9RW

To Let

£53,500 PER ANNUM
EXCLUSIVE



Unit 11 Whittle Way, Crawley RH10 9RW

- Rare opportunity to sub-let a vacant industrial unit in the popular Manor Royal estate.
- Crawley mainline train station located approximately 2.6 miles distant.
- Located close to Crawley town centre.
- Parking for up 5/6 vehicles.
- Total gross internal area of 4,444 sq.ft (412.86 sq.m)
- Available for £53,500 per annum exclusive.

Location

The premises are located within the Gatwick Distribution Centre, which itself is situated within Zone 5 of the Manor Royal Business District. Manor Royal contains a vast number of industrial units, offices and retail premises. Notable tenants within close proximity to the unit include Parcelforce, Screwfix, Balfes Bikes Crawley and Topps Tiles.

The premises is located approximately 2.2 miles distant north of Crawley town centre, which contains a mixture of independent and national retailers, restaurants, and cafes, as well as the County Mall shopping centre. Crawley mainline train station is located approximately 2.6 miles south of the premises and offers frequent and direct services to London terminals and the South Coast.

The property benefits from good road connections, with the A2011 being approximately 1.1 mile distant to the south. Junction 10 of the M23 is located circa 2.4 miles east of the property. Gatwick Airport can be found approximately 2.1 miles to the north.



Description & Accommodation

The property is of concrete block construction, with external elevations comprising of brick and metal profile cladding. The unit benefits from a large concertina door to the front and windows to the rear.

Internally, the unit is largely one open plan space and benefits from a concrete floor, fluorescent strip lighting and three phase power.

Two partitioned office structures have been created to the right-hand side of the unit, with a further office structure to the rear.

Outside, the unit benefits from a single parking space to the left-hand elevation and space for up to five vehicles to the front.

The premises have a gross internal area of 4,444 sq.ft (412.86 sq.m).



Terms

The unit is available by way of a new sub lease expiring October 2026 at an initial rent of £53,500 per annum exclusive.

Subject to Contract

VAT

The above guide price is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

The premises has an EPC rating of C (71)

Business Rates

The Valuation Office Agency website describes the premises as 'Warehouse & Premises' and states its rateable is £44,250, the current UBR is 49.9 pence in the £.

Viewings

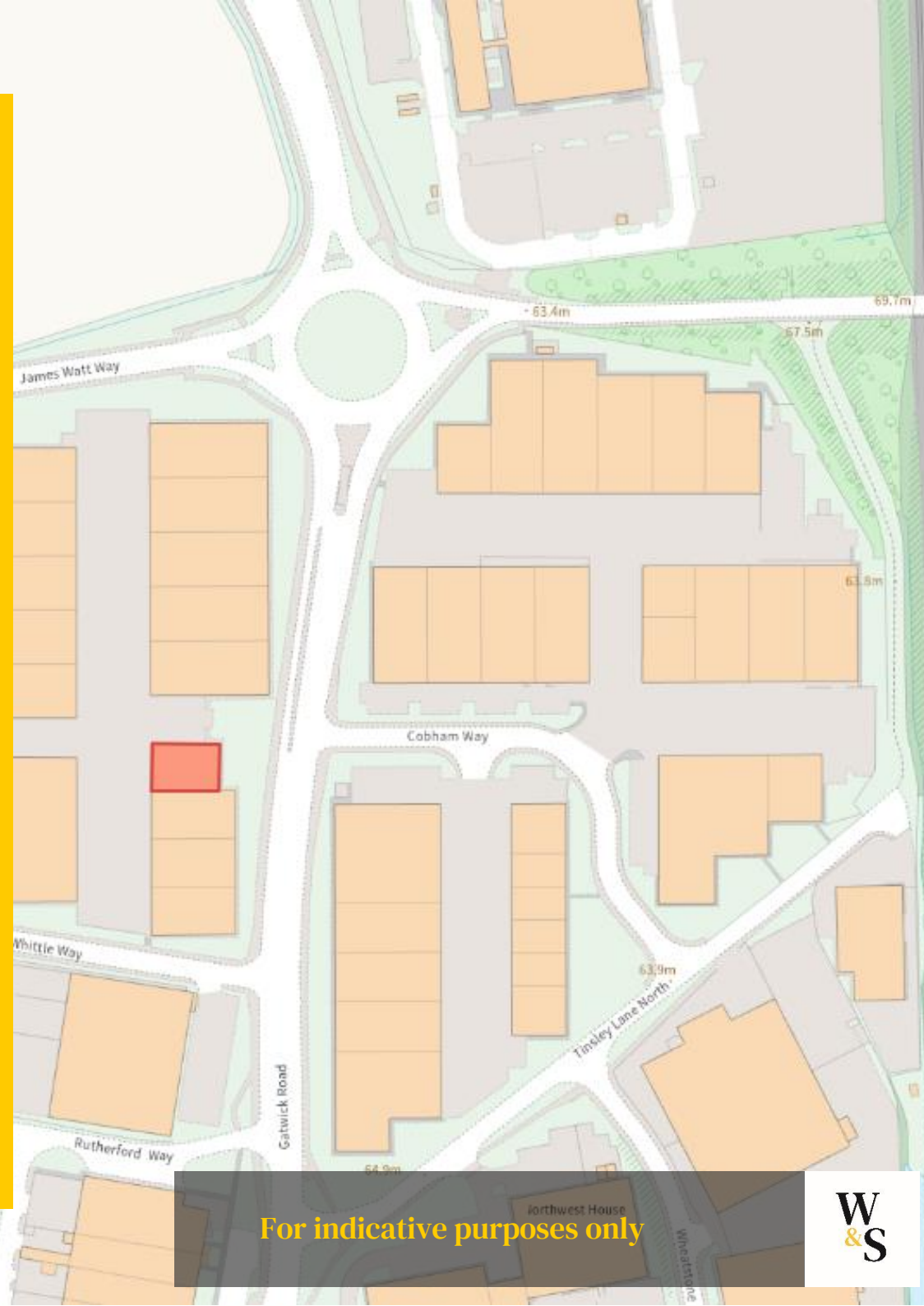
Strictly by appointment with White and Sons:

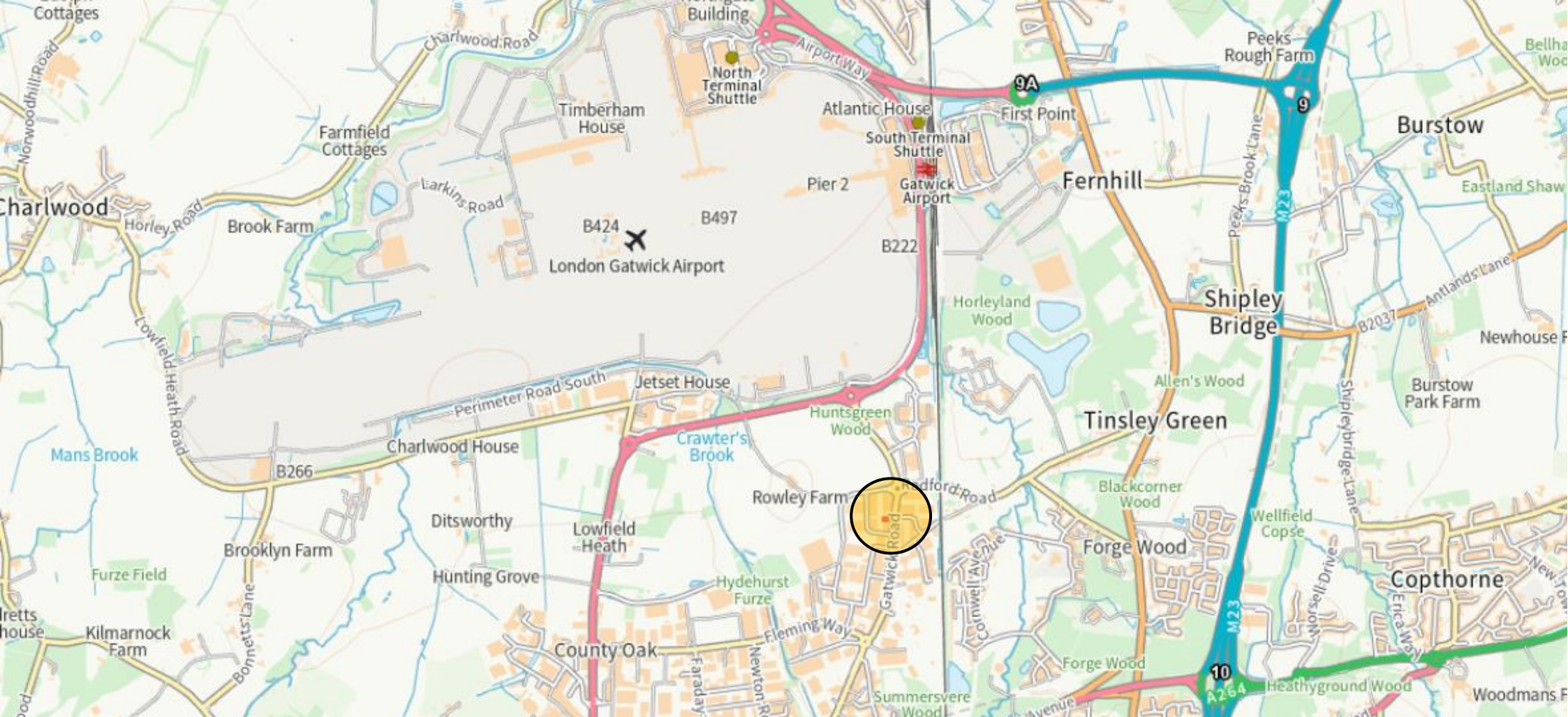
Alexander Mullett -Tel: 01306 743344

Email: alexander.mullett@whiteandsons.co.uk

Tom Dadswell -Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk





Commercial
Sales & Lettings



Commercial Property
Management



Professional
Valuations



Lease Renewals



Rent Reviews



Reinstatement
Cost Assessments



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

DISCLAIMER White & Sons for themselves and for the vendor(s) / landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons includes any joint agents acting with White & Sons. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.