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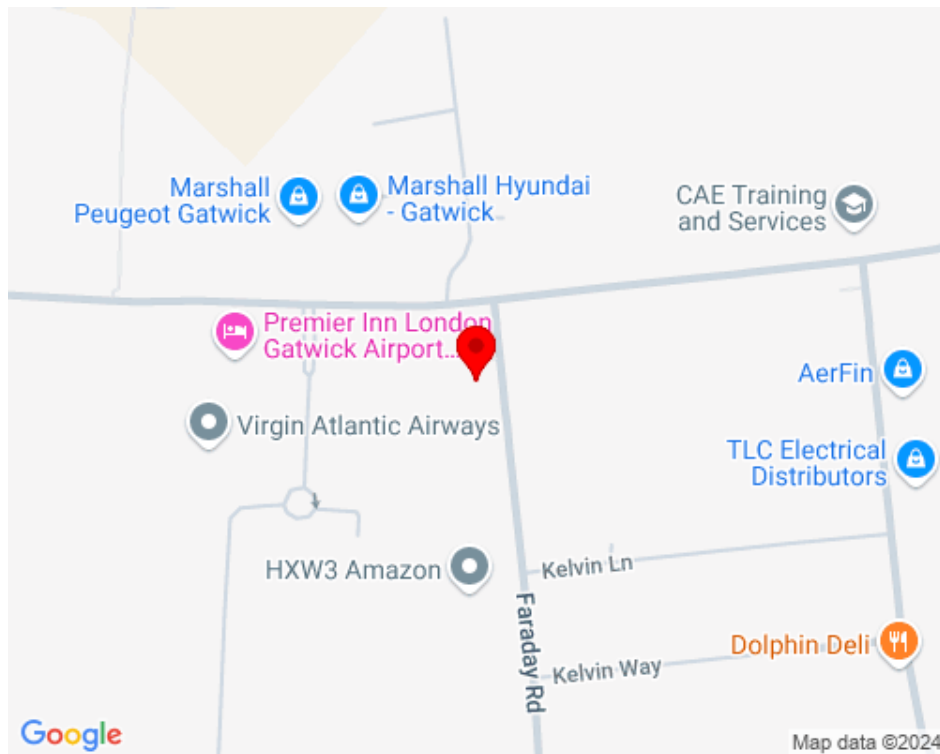
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Unit 6 Satellite Business Village, Fleming Way, Crawley  
RH10 9NE

TO LET: REFURBISHED 2 STOREY AIR CONDITIONED BUSINESS UNIT - 5057 SQ FT (469.81 SQ M)

# LOCATION



Satellite Business Village is prominently located on the corner of Fleming Way and Faraday Road within Crawley's Manor Royal Business District, being one of the largest Business Parks in the South East.

Junction 10 of the M23 motorway located within 4 kms providing access north to the M25 (15 kms) and Gatwick International Airport is located within approximately 4 kms. There is a fast and frequent rail service from Gatwick with a journey time to London Victoria of approximately 30 minutes. Fastway bus service linking the town centre, Gatwick Airport and Horley, passes this property.

## Description

A two storey business unit providing first floor offices and ground floor Hi-tech production space air conditioned throughout. Situated on a managed Estate of 6 similar units on the corner of Fleming Way and Faraday Road at the heart of the Manor Royal Business District. The ground floor is considered suitable for conversion to office space, if required.

## Key Features

- Central Manor Royal location
- Excellent communication links
- Well presented/good specification
- 4 EV charging points

## Accommodation

The approximate gross internal floor area is as follows:

Ground Floor: 2,600 sq ft (241.55 sq m)

First Floor: 2,457 sq ft (228.26 sq m)

**Total: 5,057 sq ft (469.81 sq m)**

## Amenities

- Air conditioned (both floors) - not tested
- Kitchenette
- Separate male, female & disabled W.C's
- Raised floors (first floor)
- Loading door

- Shower room
- 20 car parking spaces

## Lease

Available on a new full repairing and insuring lease on terms to be agreed.

**NB:** Unit 5 (adjoining) comprising 6,670 sqft (619.66 sq m) is also available on a new lease. Further information on application.

## Rent

**£78,500 per annum exclusive**

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 60

## Business Rates

Rateable Value: £44,750

Rates Payable: £22,330.25 (2024/2025)



Interested parties are advised to contact Crawley Borough Council on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
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