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PROPERTY PEOPLE

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Unit 1 Kelvin Lane, Manor Royal, Crawley RH10 9EZ  
TO LET: INDUSTRIAL/WAREHOUSE - 13,702 SQ FT (1,272.90 M2)

# LOCATION



The property is situated on the popular Manor Royal Business District close to Gatwick Airport.

Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2km to the south east proving easy access to the M25 and Gatwick approximately 3km to the north.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley.

## Description

Unit 1 is a detached building benefitting from its own self-contained, secure yard. There are offices at both ground and first floor levels. The property has recently been fully refurbished throughout.

## Key Features

- Fully refurbished
- 8m minimum eaves
- 2 Surface level loading doors
- 31m deep self-contained yard
- EV charging point
- 37 car parking spaces

## Accommodation

The accommodation comprises the following:

Ground floor warehouse: 10,421 sq ft (968.1 m<sup>2</sup>)

Ground floor office: 1,144 sq ft (106.3 m<sup>2</sup>)

First floor office: 2,137 sq ft (198.5 m<sup>2</sup>)

**Total: 13,702 sq ft (1,272.9 m<sup>2</sup>)**

## Lease

The premises are available by way an assignment of an effectively FR&I lease due to expire in November 2026. The lease is NOT contracted outside of the security provisions of the Landlord & Tenant Act and therefore benefits from security of tenure.

Alternatively either a new longer lease or sublease to expire November 2026 could be made available subject to agreement of terms and all necessary consents. Further information on application.

## Rent

£191,828 per annum exclusive (£14 per sq ft)

## 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 B - 50

## Business Rates

Rateable Value: £150,000

Rates Payable: £76,800 (2023/24)

Interested parties are advised to contact Crawley Borough Council Tel: 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

Via prior appointment through Joint Agents Graves Jenkins or FTD Johns.

### **Graves Jenkins - 01293 401040**

David Bessant 07767 422530  
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GET IN TOUCH  
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