

ONE

NEWTON ROAD

MANOR ROYAL CRAWLEY

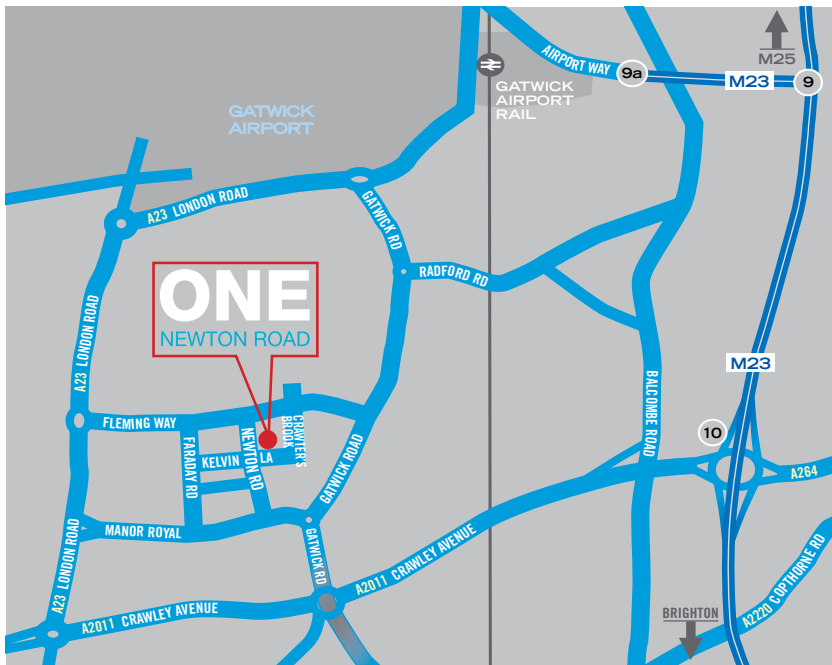
WEST SUSSEX RH10 9TS



MODERN DETACHED INDUSTRIAL
DISTRIBUTION BUILDING
ON A SELF CONTAINED SITE

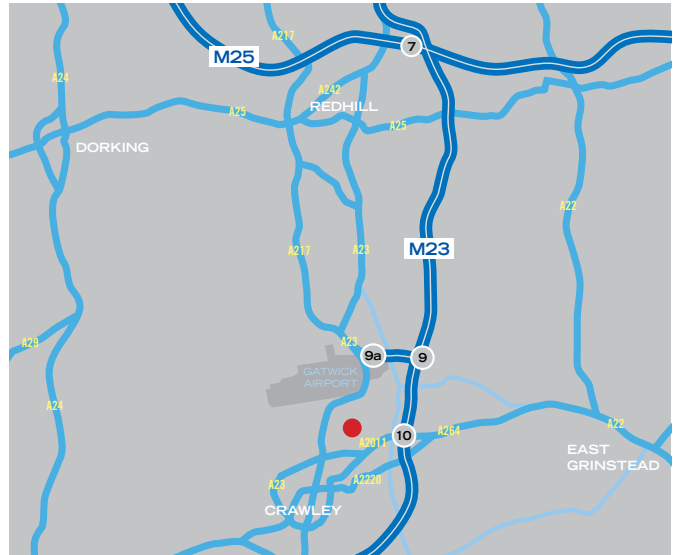


33,300 SQ FT
FOR SALE / TO LET



LOCATION

- Prominent position fronting Newton Road in the heart of the Manor Royal Industrial Estate
- 2 miles to Junction 10 of the M23
- 2 miles from Gatwick Airport



DESCRIPTION

- Modern detached Industrial / Distribution building
- Secure self contained site
- Steel portal frame

AREAS

	SQ M	SQ FT
Warehouse	2,648	28,500
Offices	446	4,800
Total	3,094	33,300

FACILITIES

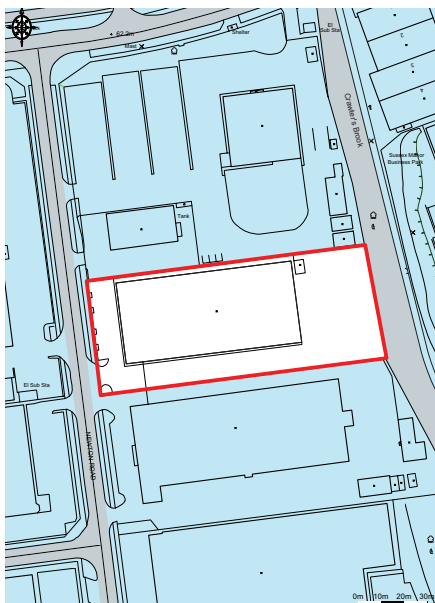
- Eaves height 6 metres
- Offices with gas fired central heating
- Male/female WC's
- Large secure yard & car parking
- Site area 1.4 acres
- 3 phase electricity
- 2 loading doors
- Separate WC's to warehouse / production area

TERMS

A new 10 page Galileo plain English lease direct from the owner on flexible terms from 1 year. This means reduced legal costs and quick occupation.

OR

A very long leasehold over 100 years at a peppercorn.



VIEWING


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