

1 Newton Road
Manor Royal
Crawley
West Sussex
RH10 9TS

Modern Detached Warehouse
On a Self Contained Site



33,300 sq ft / 3,094 sq m
FOR SALE / TO LET

LEIGHTON
GOLDHILL

Chartered Surveyors
10 Knaresborough Place
Kensington
London SW5 0TG

Tel: 020 7499 9696

www.leightongoldhill.com

1 Newton Road Crawley West Sussex RH10 9TS

NOTICE

Leighton Goldhill gives notice to anyone who may read this information as follows:

1 This information is prepared for the guidance only of prospective purchasers/lessees/licensees. It is intended to give a fair overall description of the property but is not intended to constitute part of an offer or contract.

2 Any information (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representations or fact.

3 Nothing in this information is to be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

4 Any photographs appearing in this information may show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.

5 Any areas, measurements or distances referred to are approximate only.

6 Where there is reference in this information to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser/lessee/licensee.

7 Descriptions of a property are inevitably subjective and the descriptions are given in good faith as an opinion and not by way of statement of fact.

8 Plans are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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

TERMS

A new lease direct from the owner on flexible terms from 1 year. The property is available on a 10 page Galileo plain English lease which means reduced legal costs and quick occupation.

DESCRIPTION

- Modern detached warehouse / industrial building
- Secure self contained site
- Steel portal frame

RATES

The Rateable Value is to be reassessed. We estimate the rates payable for 2009/10 to be £93,240 which equates to £2.80 per sq ft.

AREAS

	sq m	sq ft
Warehouse	2,648	28,500
Offices	446	4,800
Total	3,094	33,300

TENURE

The property is held on long leasehold, which is the residue of a 999 year lease at a peppercorn. This interest may be for sale. Please contact the agents for further information.

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

VAT

VAT is will be payable on the rent.

VIEWING

By prior appointment with Leighton Goldhill & Vail Williams

David Coleman

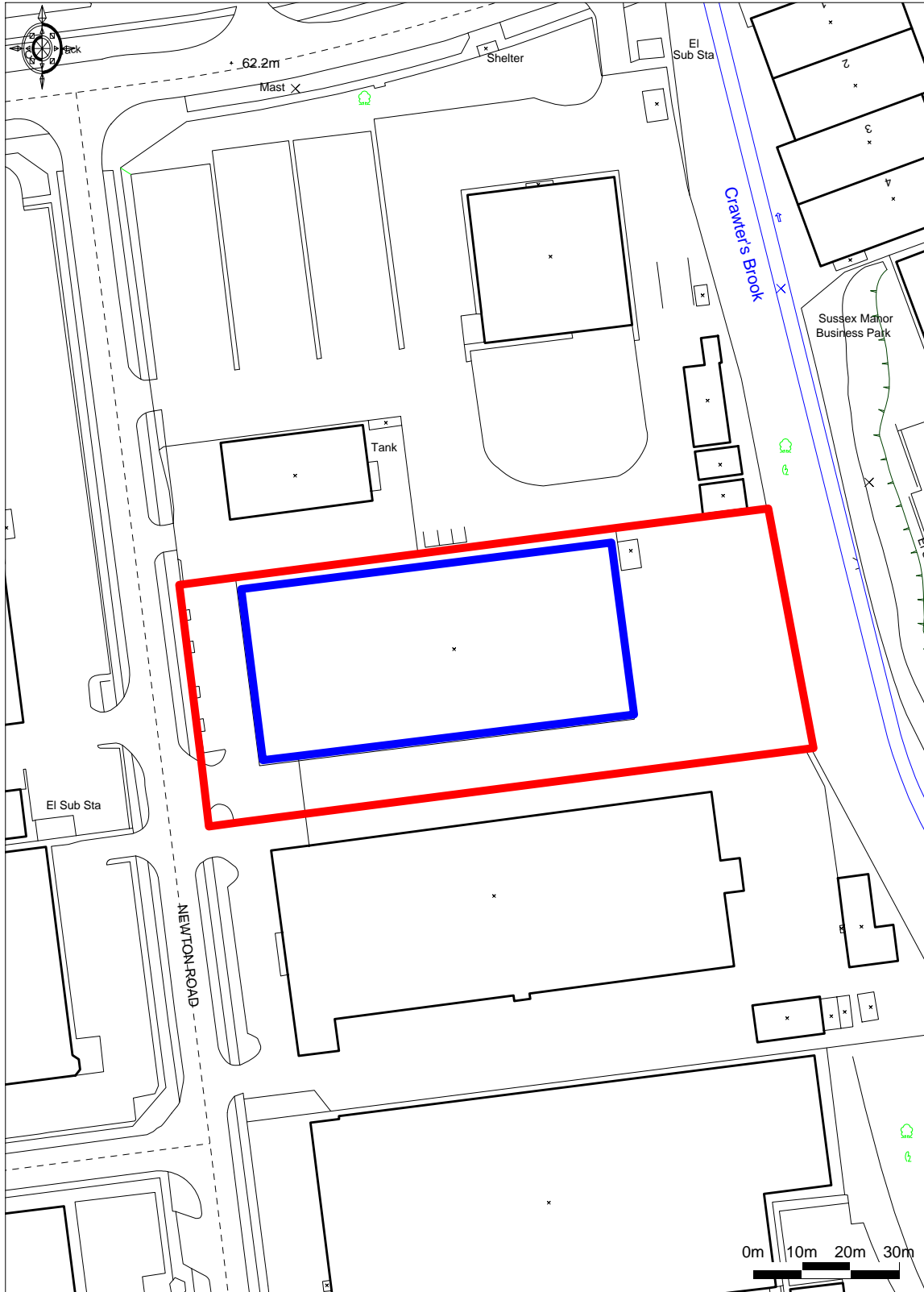
T 020 7244 4214
M 07956 966 677
E dcoleman@leightongoldhill.com

Or

Alex Brown

T 01293 612600
E abrown@vailwilliams.com

UNIT 1 NEWTON ROAD CRAWLEY WEST SUSSEX



© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250