



Unit C1 Fleming Centre

Fleming Way, Crawley, RH10 9NN

Industrial / Warehouse Unit To Let Comprehensively refurbished

6,838 sq ft
(635.27 sq m)

- Minimum eaves height 5.6m
- Surface level loading
- Ground and first floor offices
- 18 car parking spaces

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Summary

Available Size	6,838 sq ft
Rent	£16.50 per sq ft plus VAT
Rates Payable	£5.87 per sq ft Interested parties should make their own enquiries with the Local Authority
Rateable Value	£73,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A+

Location

The Fleming Centre is situated in a prime location fronting Fleming Way in the heart of the Manor Royal estate. Junction 10 of M23 is just 2 miles providing swift access to the M25 J7 being 9 miles. Both Gatwick Airport and Three bridges stations are equidistant at 2 miles.

Description

The property is a unit of steel portal frame construction with block infill and profiled steel elevations. There is a sectional up and over loading door. Internally there are offices at both ground and first floor levels. Externally there is a forecourt area and 18 private car parking spaces. The property has been fully refurbished throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,064	470.46	Under Offer
Ground - Office	887	82.40	Under Offer
1st - Office	887	82.40	Under Offer
Total	6,838	635.26	

Terms

A new full repairing and insuring lease is available for a term to be agreed



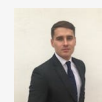
Viewing & Further Information



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