

# TO LET

UNITS 15 & 16,  
RALEIGH COURT,  
PRIESTLEY WAY,  
CRAWLEY, WEST  
SUSSEX  
RH10 9PD

**2,529** sq ft  
**234.94** sq m

- Two industrial workshop units
- Established industrial location
- Close to Gatwick Airport
- Available separately or as one

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Carter Jonas**

## LOCATION

The units form part of Raleigh Court, off Priestley Way in Crawley. Priestley Way connects with Fleming Way, which in turn links with Gatwick Road running north towards Gatwick Airport (1.5 miles), and south towards Crawley town centre (2.2 miles). Gatwick Road also connects with the A2011 which links with Junction 10 of the M23 motorway 2.5 miles to the east.

The nearest railway stations are Gatwick Airport and Crawley.

## DESCRIPTION

Units 15 and 16 Raleigh Court are adjoining terraced industrial / workshop units in Crawley, West Sussex. Each unit comprises a steel portal frame with brick and block elevations under a pitched profiled metal sheet roof with roof lights.

Unit 16 is currently used as a warehouse / workshop unit. It has a sealed concrete floor, painted block and exposed block elevations, suspended fluorescent lighting and a single roller shutter loading door. There is also a small kitchenette and WC. The eaves height is 5.0m rising to 6.6m at the apex.

Unit 16 comprises a ground floor workshop with sealed concrete floor, painted block elevations and surface mounted fluorescent lighting under a steel frame supported mezzanine. There is an entrance lobby leading to the workshop, and stairs leading to the first floor mezzanine office space. There is a single roller shutter loading door which is not currently used.

Unit 15 is allocated three parking spaces and Unit 16 is allocated two parking spaces.

## ACCOMMODATION

Unit	Floor	Sqft (sqm)
Unit 15	Ground floor workshop	857 (79.62)
	First floor office	803 (74.60)
Unit 16	Ground floor workshop	869 (80.75)
	<b>Total</b>	<b>2,529 (234.97)</b>

## TERMS

The units are held on separate leases and are both available by way of an assignment, sub-letting or new lease (with terms to be agreed with the landlord)

## RENT

On application

## RATEABLE VALUE

The Valuation Office Agency states the Rateable Values effective from April 2023 are as follows:

Unit 15: £20,750

Unit 16: £11,250

We would recommend that interested parties confirm these figures with the local authority.

## EPC

EPC available on request

## VIEWING

Strictly by appointment with agents.



**Promap** © Crown Copyright and database rights 2024. OS AC0000813445  
LANDMARK INFORMATION Plotted Scale - 1:6000. Paper Size - A4

## CONTACT

Tom Bradley  
07393 259913  
Tom.Bradley@carterjonas.co.uk

Ruobei Ding  
07890 943482  
Ruobei.Ding@carterjonas.co.uk

[carterjonas.co.uk/commercial](https://www.carterjonas.co.uk/commercial)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. May 2024



# Carter Jonas



**CONTACT**

Tom Bradley  
07393 259913  
Tom.Bradley@carterjonas.co.uk

Ruobei Ding  
07890 943482  
Ruobei.Ding@carterjonas.co.uk

**carterjonas.co.uk/commercial**



**Carter Jonas**