

TO LET INDUSTRIAL WAREHOUSE

UNIT 3 A/B
WHEATSTONE CLOSE
CRAWLEY RH10 9UA

- 23,120 SQ FT (2,148 SQ M)
- FITTED OFFICES
- GAS HEATING IN WAREHOUSE
- SECURE YARD AREA
- 6M MIN / 7M MAX EAVES
- 4 LOADING DOORS

LOCATION

The unit is situated in an established industrial area just off the Gatwick Road in Wheatstone Close.

Crawley town centre is 2.5 miles south and Gatwick Airport 1.5 miles to the north.

DESCRIPTION

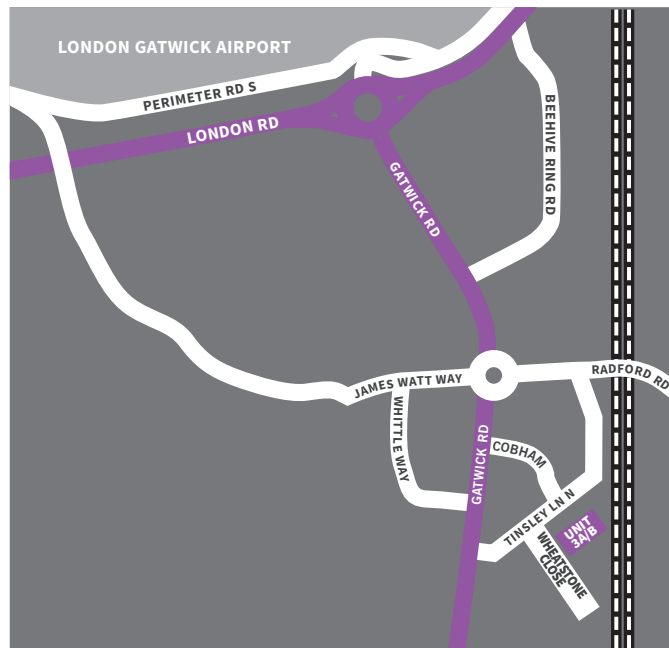
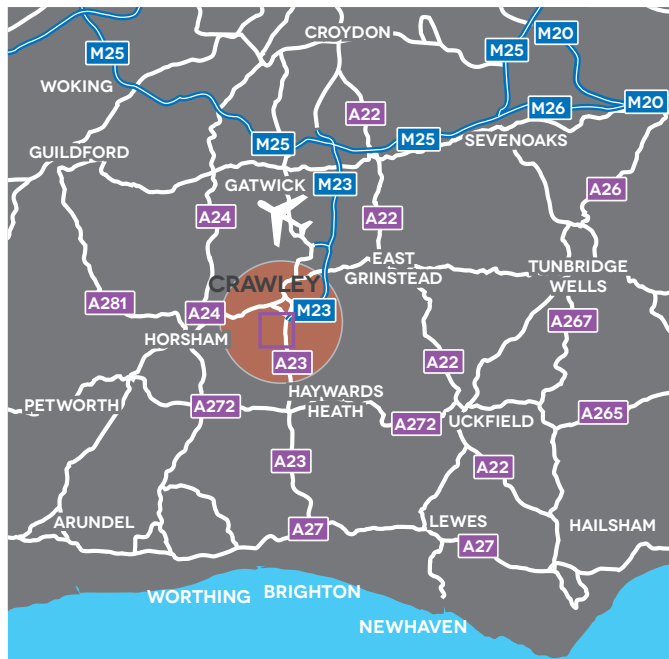
Unit 3A/B is a modern industrial property constructed in the 1980s, providing warehousing on the ground floor, with two storey offices, and staff facilities at the front of the building.

AMENITIES

- Fitted offices
- Gas heating in warehouse (Not tested)
- Secure yard area at rear
- 4 loading doors
- 3 phase power
- 6 / 7m Max eaves height

ACCOMMODATION

FLOOR AREA	SQ FT (GIA)	SQ M (GIA)
GROUND FLOOR WAREHOUSE	17,048	1,584
GROUND FLOOR OFFICES	3,036	282
FIRST FLOOR OFFICES	3,036	282
TOTAL	23,120	2,148
MEZZANINE	3,655	339

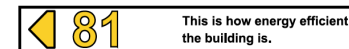


TERMS

Available by way of a new sub lease until January 2018 or alternatively the landlord may consider a new longer term lease to be agreed.

EPC

Certificate Reference Number : 9526-3049-0959-0600-6095



RENT

On application

RATES

We have had confirmation that the Rateable Value is £128,000

VAT

VAT will be chargeable on the terms quoted

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VIEWING

For further information, email details, or to arrange an inspection, please contact sole agents:

HUS DJEVDET

Hus@ftdjohns.co.uk
07764 356 363



UNIT 3A/B

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