



Unit B2 The Fleming Centre

8,245 sq ft Industrial/Warehouse

Fleming Way, Crawley, West Sussex RH10 9NN

www.ftdjohms.co.uk | 01293 552721

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT



Unit B2 The Fleming Centre

8,245 sq ft Industrial/Warehouse



Description

8,245 sq ft industrial/warehouse situated on popular Manor Royal.

The property is a semi-detached unit of steel portal frame construction with block infill and profiled steel elevations. There is a sectional up and over loading door and separate pedestrian access. Internally there are offices at both ground and first floor levels. Externally there is a forecourt area and private car parking.

Amenities include

- Industrial/Warehouse
- 3 phase electricity
- 5.5 m (18') clear eaves
- Sodium lighting
- Gas heating
- Canopied loading
- Offices
- Trade counter
- Suspended ceilings
- Recessed lighting
- Carpeted
- Separate pedestrian access

EPC Rating

D-73

Tenure

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

Rent

£79,000 per annum exclusive plus VAT.

Contact

Michael Deacon-Jackson
mdj@ftdjohns.co.uk
07939 136295

Viewing strictly by appointment with the sole agents as above.

MISREPRESENTATION ACT 1967

FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that these particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants or agents have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.