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Unit 17 The Bell Centre, Crawley, RH10 9FZ  
REFURBISHED INDUSTRIAL / WAREHOUSE UNIT - READY FOR OCCUPATION

# LOCATION



The Bell Centre is situated on the eastern side of Newton Road in the heart of the Manor Royal Business District. The new Starbucks and Mcdonalds are close by on Gatwick Road together with a new E.V. charging station, Sainsburys Convenience store and Greggs have just opened. J10 of M23 is within 2 miles.

For exact location use [what3words](https://www.what3words.com/); [ankle.teach.tilt](https://www.ankle.teach.tilt.com/)

## Description:

The Bell Centre is a multi let industrial scheme comprising around 30 units each with loading and parking. Unit 17 is situated at the rear of the estate, which is a quieter position on the scheme. A redecoration and refurbishment programme has just completed to provide modern ready to occupy space. Units 15 & 16 are also available and could be combined.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- Surface level loading
- First floor offices
- 5 car spaces (inc. 1 EV space) + loading
- Fully refurbished

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Office/Store	93686.96	First Floor Office	92285.66	Total	1,858172.62
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## Rent:

£19 per sq ft per annum

## Terms:

The unit is available to let on new full repairing lease for a term to be agreed.

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.











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