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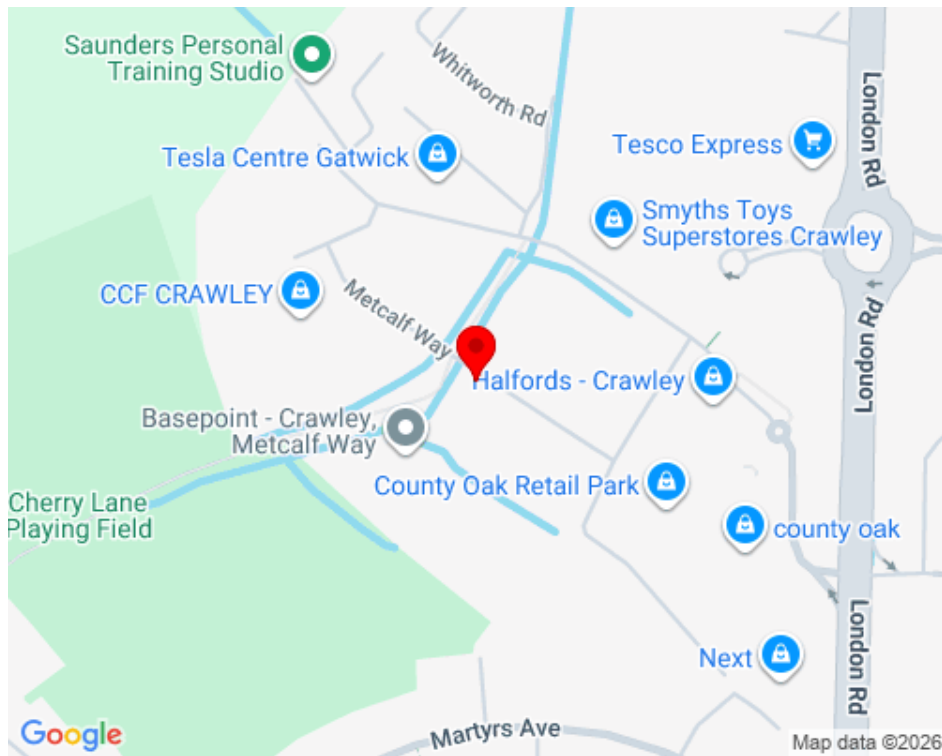
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Secure Open Storage Site, Crawley, RH11 7SU

SECURE OPEN SITE WITH WATER AND POWER 0.75 ACRES.

# LOCATION



The site is situated on the south side of Metcalf Way just 400m from the junction with the A23 London Road, providing swift access north to London Gatwick Airport, and south to J11 of M23. There are two vehicular access points to the site which is located between the Enterprise Court industrial estate and Basepoint Business Centre. Numerous facilities are within 250m at both the County Oak Retail Park (inc Next, Costa, Halfords, Currys), and the Acorn Retail Park (ALDI, M&S Foods, Tesco express etc).

For exact location use What3words [/// planet.empire.candle](https://www.what3words.com/planet.empire.candle)

## Description:

The property provides an excellent level open facility of approx. 0.75 acre (32,670 sq ft) a rare opportunity in the Manor Royal area. The site benefits from two vehicular access points directly off Metcalf Way, and has power, water, full drainage (including interceptor) and is fully secure – a unique facility suitable for a number of differing storage uses.

## Services

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

## Business Rates

East Side

Rateable Value: £33,750

Rates Payable: £14,580 (2026/27)

West Side

Rateable Value: £18,500

Rates Payable: £7,992 (2026/27)

## Key Features:

- Rarely available secure open storage site
- Two vehicular access points
- Power and water supply on site
- Manor Royal location

- 69 kVA three-phase electricity supply

## Rent:

£163,350 per annum

## Terms:

The site is available on a new lease for a term to be agreed.

## VAT:

VAT is Applicable

## 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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