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Unit 6 Bell Centre, Crawley, RH10 9FZ
INDUSTRIAL UNIT WITH OFFICES

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 which have just opened. J10 of M23 is within 2 miles.

For exact location use what3words;
<https://what3words.com/note.caged.exchanges>

Description:

The Bell Centre is a multi let industrial scheme comprising around 30 units each with loading and parking. Unit 6 is situated near the front of the scheme.

The unit comprises a ground floor industrial unit together with first floor offices. The rear section of the offices benefit from air conditioning. There is currently an opening between this unit and the adjoining unit 5 which will be blocked up and made good before completion of a sale. On the ground floor there is 1 WC at the front and drainage/plumbing for a further WC to be installed at the rear.

Key Features:

- Rarely available freehold
- Ground floor industrial
- First floor offices
- 4 allocated car spaces

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Industrial	96689.74	First Floor
Office	93787.05	Total	1,903176.79		

Price:

Offers in excess of £475,000

Terms:

The unit is available FOR SALE FREEHOLD

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.

Business Rates:

Rateable Value: £25750

Rates Payable: £11124 per annum

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT:

VAT is Applicable

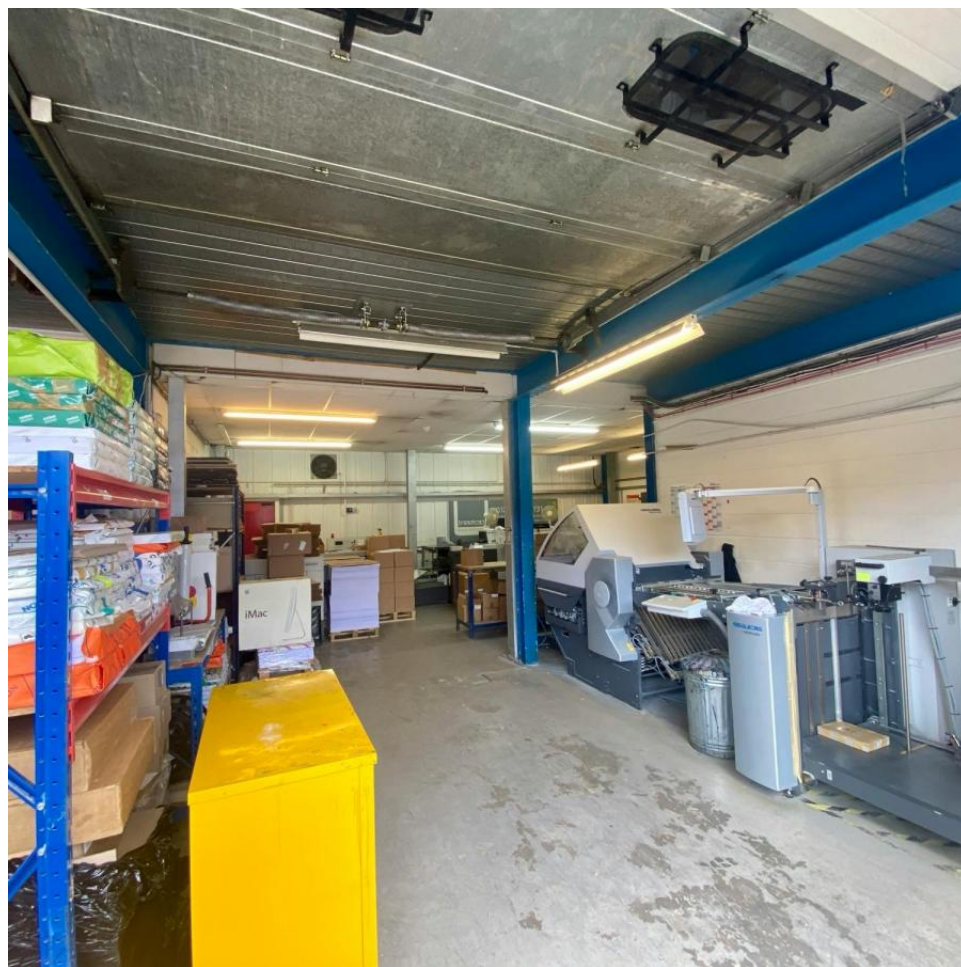
Legal Fees:

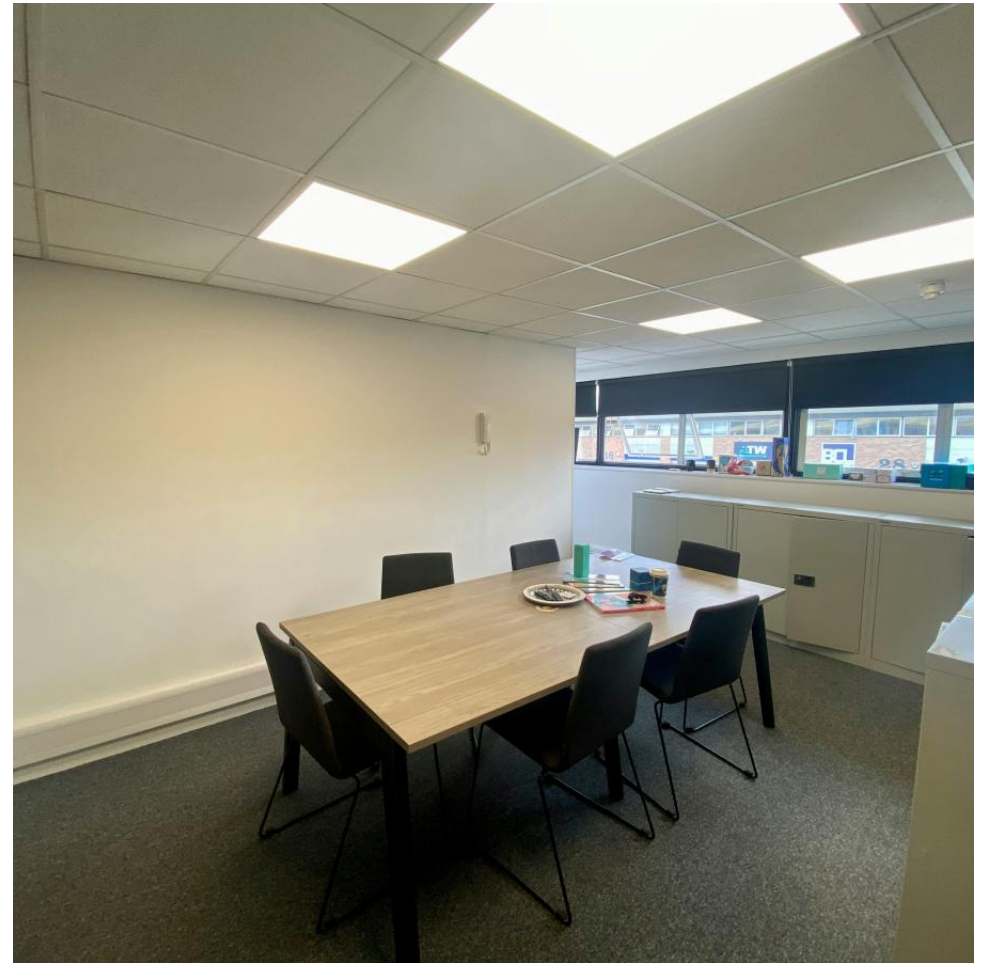
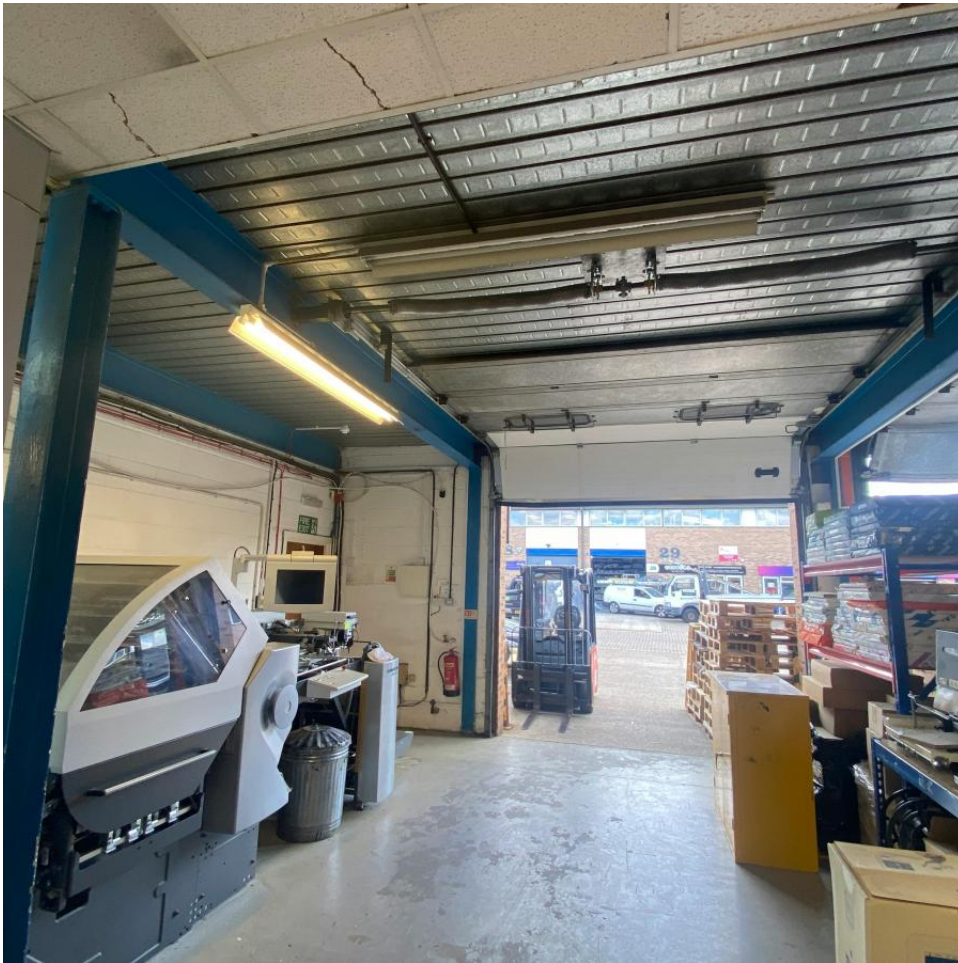
Each party to bear their own costs

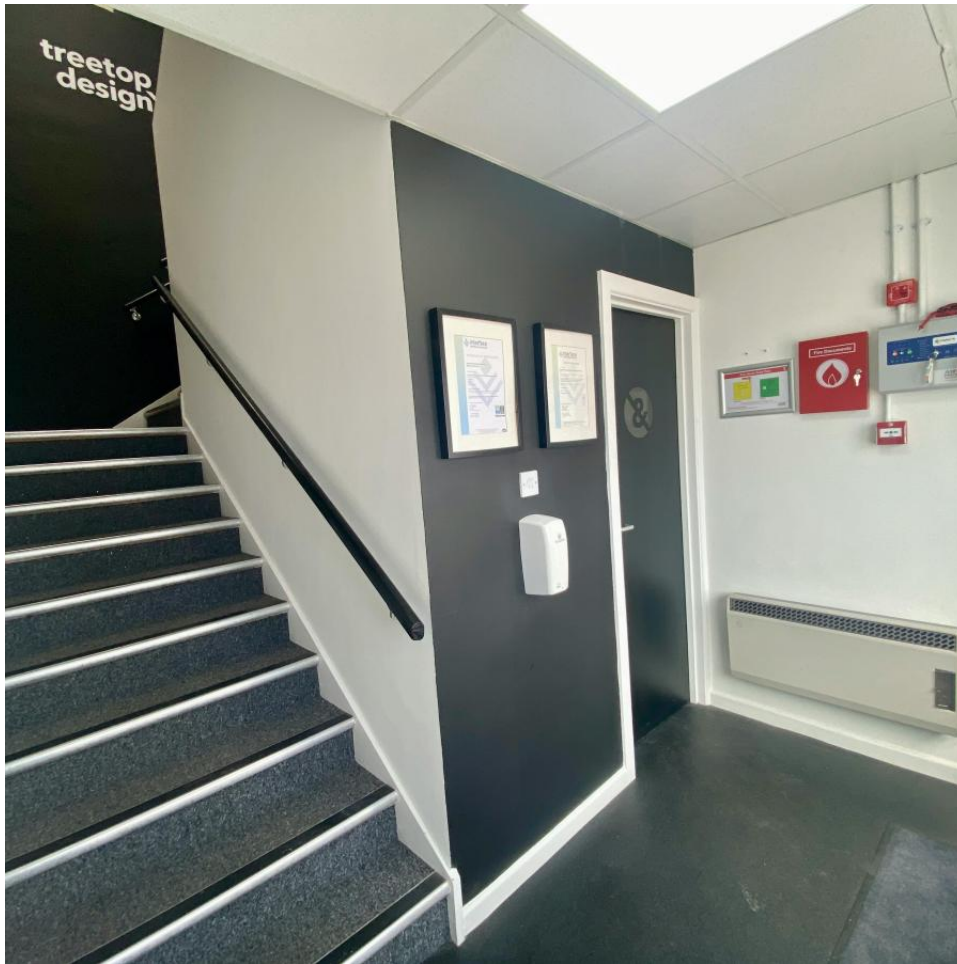
Anti Money Laundering:

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 will be required to provide satisfactory proof of identity and address before solicitors are

instructed.









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