



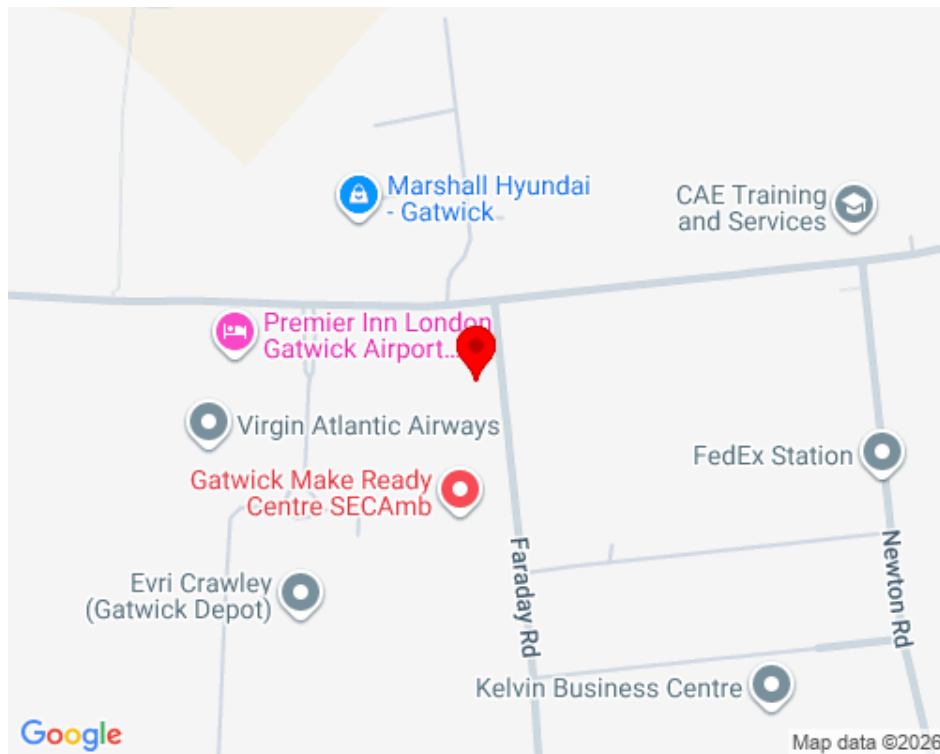
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PROPERTY PEOPLE

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Unit 1 Satellite Business Village, Crawley, RH10 9NE  
TWO STOREY AIR CONDITIONED BUSINESS UNIT

# LOCATION



Satellite Business Village is prominently located on the corner of Fleming Way and Faraday Road within Crawley's Manor Royal Business District, being one of the largest Business Parks in the South East.

Junction 10 of the M23 motorway located within 4 kms providing access north to the M25 (15 kms) and Gatwick International Airport is located within approximately 4 kms. There is a fast and frequent rail service from Gatwick with a journey time to London Victoria of approximately 30 minutes. Fastway bus service linking the town centre, Gatwick Airport and Horley, passes this property.

## Description:

A two storey business unit providing first floor offices and ground floor Hi-tech production space. Situated on a managed Estate of 6 similar units on the corner of Fleming Way and Faraday Road at the heart of the Manor Royal Business District. The ground floor is considered suitable for conversion to office space, if required.

## Lease

Available on a new full repairing and insuring lease on terms to be agreed.

## 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:

- Central Manor Royal location
- Excellent communication links
- Well presented/good specification
- Newly upgraded/refurbished

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor3,643338.45First

Floor3,389314.85Total7,032653.30

## Rent:

£110,000 per annum

## 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.











GET IN TOUCH  
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