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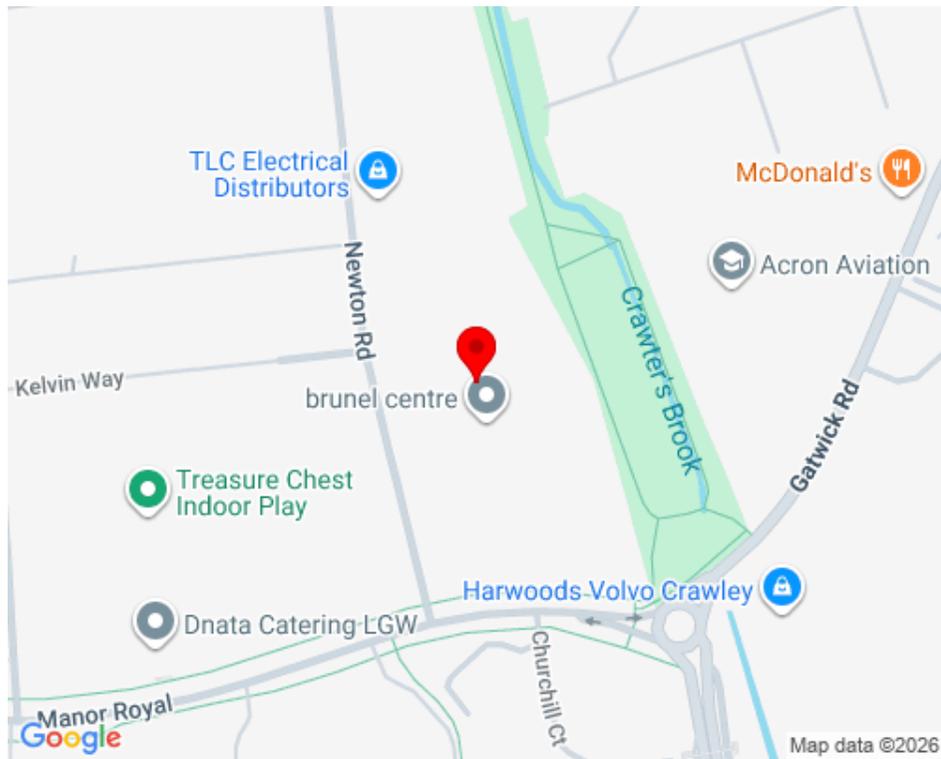
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Unit 15-17 The Bell Centre, Crawley, RH10 9FZ

THREE INDUSTRIAL WAREHOUSE UNITS AS A WHOLE OR INDIVIDUALLY - READY Q1 2026

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 are under construction and will be ready Q4 2025. J10 of M23 is within 2 miles. For exact location use what3words; ankle.teach.tilt

Description:

The Bell Centre is a multi let industrial scheme comprising around 30 units each with loading and parking. Units 15, 16 and 17 are situated at the rear of the estate, which is a quieter position on the scheme, and until recently have been occupied by 1 company. A redecoration and refurbishment programme is underway to provide modern ready to occupy space, either as a whole or as individual units. Works can potentially be tailored to suit an occupiers need. - Unit 15 - 5 car spaces + loading - Unit 16 - 6 car spaces (inc. 1 EV space) + loading - Unit 17 - 5 car spaces (inc. 1 EV space) + loading

Key Features:

- To be redecorated
- On site parking and loading
- Surface level loading doors
- First floor offices
- Units can be combined

Accommodation:

The approximate net internal areas measured are as follows:

Unit Unit 15 - industrial and office: 171.96 sq m (1,851 sq ft)

Unit Unit 16 - industrial, office and mezzanine: 175.87 sq m (1,893 sq ft)

Unit Unit 17 - storage and offices: 172.61 sq m (1,858 sq ft)

Total: 520.44 sq m (5,602 sq ft)

Rent:

£19 per sq ft

Business Rates:

Rateable Value: £58500

Rates Payable: £32467.5 per annum

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs











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