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Units 15, 16, and 17 The Bell Centre, Newton Road, Crawley,  
West Sussex RH10 9FZ

TO LET: 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 will shortly be 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.

## Accommodation

The approximate gross internal floor areas are as follows:

### Unit 15

Ground floor industrial: 921 sq ft (85.58 sq m)  
First floor office: 930 sq ft (86.41 sq m)  
5 car spaces + loading

### Unit 16

Ground floor industrial: 955 sq ft (88.74 sq m)  
First floor office: 448 sq ft (41.65 sq m)  
Mezzanine storage: 490 sq ft (45.55 sq m)  
6 car spaces (inc. 1 EV space) + loading

### Unit 17

Ground floor office/store: 936 sq ft (86.92 sq m)  
First floor office: 922 sq ft (85.61 sq m)  
5 car spaces (inc. 1 EV space) + loading

Total gross internal area: 5,112 sq ft (474.91 sq m)

## Amenities

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

## Lease

The units will be available to let on new full repairing leases for a term to be agreed, either individually or combined.

## Rent

£19 per sq ft per annum exclusive

## 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.

## EPC

Rating B - 48



## Business Rates

Rateable Value: £58,500

Rates Payable: £29,191.50 (2025/26)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this  
information.

## VAT

TBC

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The proposed tenant will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.













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