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Units 1-4 Vector Point, Newton Road, Crawley RH10 9AU

TO LET: DETACHED WAREHOUSE & OFFICES WITH LARGE YARD AND PARKING

TOTAL AREA 25,890 SQ FT (2,405 SQ M)

LOCATION



Vector Point is situated in a prominent location on the corner of Newton Road and Kelvin Way in the heart of the Manor Royal Business District.

Crawley benefits from excellent transport communications via the M23 (junction 10 – 2 miles), London Gatwick Airport – 3 miles, and Three Bridges mainline station 1.5 miles.

For exact location use [what3words/// camp.rates.jobs](#)

Description

Vector Point is a detached industrial/warehouse unit with a large secure yard to the rear and separate car parking to the side and front. The building was originally designed as 4 units but has been opened up internally to provide interconnecting space. To the front is 2 storey offices and welfare facilities. The unit benefits from 5 loading doors, minimum 6m eaves and parking for a minimum of 51 cars.

Accommodation

The unit has the approximate gross internal areas as follows:

Ground Floor (industrial/warehouse & welfare) – 20,660 sq ft (1,919.36 sq m)

First floor offices – 5,230 sq ft (485.88 sq m)

TOTAL GIA - 25,890 sq ft (2,405.24 sq m)

Amenities

- 5 x Electric loading doors
- Large secure yard
- Ground and first floor offices
- To be redecorated

Terms

Available to let on a new lease for a term to be agreed from Q2 2026.

Rent

£15 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

TBC

Business Rates

Rateable Value: £295,000

Rates Payable: £163,725 (2025/26)

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

VAT

VAT will be payable on the terms quoted.

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.









GET IN TOUCH
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