



graves  
jenkins  
PROPERTY PEOPLE

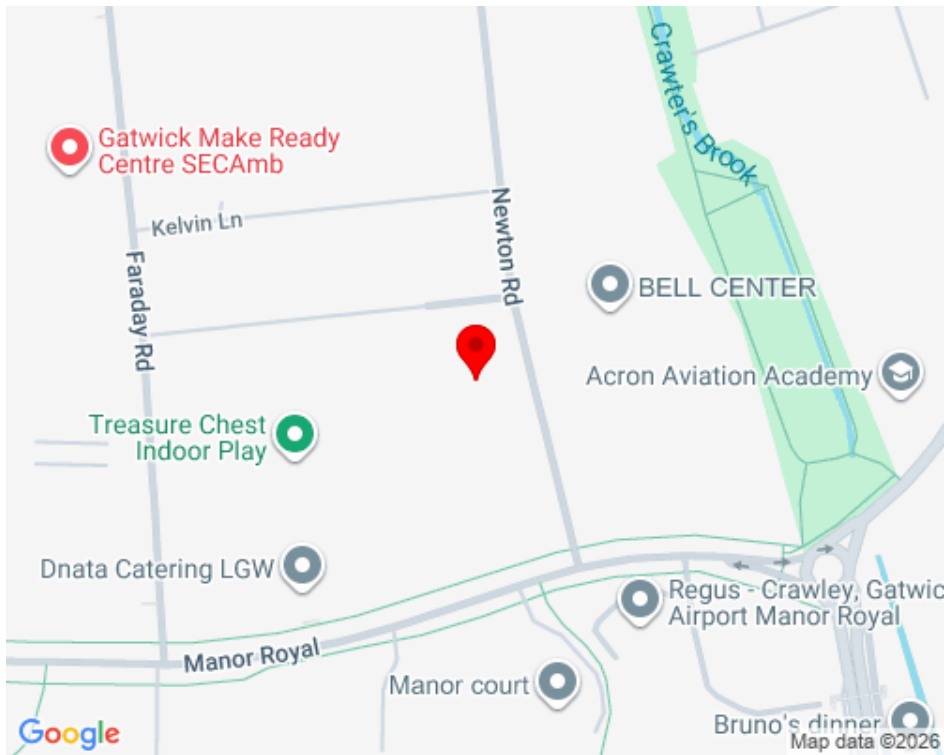
[gravesjenkins.com](http://gravesjenkins.com)



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

DETACHED INDUSTRIAL / WAREHOUSE & OFFICES WITH LARGE YARD & PARKING

# 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](https://www.what3words.com/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 minimum 6m eaves, 5 loading doors, large secure yard, and two separate parking areas for a minimum of 51 cars.

## 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:

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

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	20,660	1919.38
First Floor	5,230	485.88	Total	25,890	2405.26

## Rent:

On Application

## Terms:

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

## 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  
gravesjenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD