



**UNIT 5, RUTHERFORD WAY INDUSTRIAL ESTATE, RUTHERFORD WAY, CRAWLEY, WEST SUSSEX, RH10 9LN**

- **INDUSTRIAL / WAREHOUSE UNIT & 1<sup>ST</sup> FLOOR OFFICES**
- **CATERING UNIT WITH KITCHEN FACILITIES OR AS AN EMPTY SHELL**
- **ALTERNATIVE USES CONSIDERED**
- **4,826 SQ FT (448 m<sup>2</sup>)**
- **TO LET ON A NEW LEASE**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property has good communication links. Gatwick Airport is approximately 2 miles away. Three Bridges and Gatwick Airport rail stations provide services to London (Victoria and London Bridge) and the South Coast (Brighton).

## Description

The property is a self-contained industrial/warehouse building of steel portal frame construction with concrete floors. There is a large mezzanine floor which is fitted as office space and storage. The property has the following amenities:

- Large roller door and an additional internal loading door.
- Fluorescent and LED lighting with PIR sensors
- Gas heating & air conditioning
- Double glazing
- Three phase power
- Modern WC facilities
- 5 vehicle spaces
- Fitted board room / ground floor office.

## Kitchen Facility

The property has a Fitted kitchen & extraction system that would benefit a catering use.

Full details of the equipment available to rent as part of the letting available to parties that have inspected.

## Floor Areas

We understand the premises have the approximate gross internal floor areas:

	Sq m	Sq ft
Warehouse	229 m <sup>2</sup>	2,463 Sq Ft
First Floor Office	219 m <sup>2</sup>	2,363 Sq Ft
Total Gross Internal Floor Area	448 m <sup>2</sup>	4,826 Sq Ft

## Terms

A new full repairing and insuring lease is available for a term to be agreed.

## Rent

£45,000 per annum exclusive plus VAT.

## Rates

Details confirmed on application.

## VAT

VAT will be chargeable on the terms quoted above.

## NB

The external storage container is not included in the letting.

## Legal Fees

Each party to be responsible for their own legal fees.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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