



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

- **INDUSTRIAL / WAREHOUSE UNIT & 1ST FLOOR STORAGE/OFFICES**
- **4,646 SQ FT (432 m²)**
- **TO LET ON A NEW LEASE**
- **FORK LIFT LOADING BAY FOR THE 1ST FLOOR MEZZANINE**
- **REDUCED RENT TO £36,000 PER ANNUM**



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 shutter door
- Loading bay to access the 1st floor stores
- Height under mezzanine approx 2.6 m
- Fluorescent and LED lighting with PIR sensors
- Gas heating & air conditioning
- Double glazing
- Three phase power
- Modern WC facilities
- 6 vehicle spaces
- Unrestricted 24/7 access
- Fitted board room / ground floor office.

Floor Areas

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

	Sq m	Sq ft
Ground Floor Warehouse	229 m ²	2,463 Sq Ft
First Floor Offices & Storage	203 m ²	2,183 Sq Ft
Total Gross Internal Floor Area	432 m ²	4,646 Sq Ft

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.

Terms

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

Rent

£36,000 per annum exclusive plus VAT.

Rates

Details confirmed on application.

EPC

The property has a rating of 79 (D).

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.



1st Floor – Storage Area



1st Floor storage maybe accessible via forklift or a winch (neither provided).



STRICTLY BY APPOINTMENT WITH LETTING AGENT

TIM SHEPHERD

01403 333921 or 07921056072

tshepherd@colyercommercial.co.uk

JO PARRY

01403 275275

office@colyercommercial.co.uk