



**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW

B2



B1

TO LET

INDUSTRIAL AND WAREHOUSE – 8,273 SQ FT (768.56 SQ M)

Unit B2, The Fleming Centre, Fleming Way, Crawley, West Sussex, RH10 9NN

DESCRIPTION

Unit B2 is a semi-detached unit of steel portal frame construction undergoing a comprehensive refurbishment. There will be offices at first floor level and externally there are 22 car parking spaces.

LOCATION

The Fleming Centre occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick Airport and the M23, it offers excellent transport links, including strong bus and rail services. Manor Royal's strategic location has attracted major national and international companies such as Amazon, Boeing, Royal Mail, EVRI, UPS, Ocado, Tesco, and Thales.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Warehouse	6,818	633.39
1st - Office	1,455	135.17
TOTAL	8,273	768.56

AMENITIES

- To be comprehensively refurbished throughout
- PV panels to the roof
- LED lighting throughout
- First floor offices
- 22 parking spaces

RENT

On application.

TERMS

A new lease is available for a term to be agreed.

RATES

Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE

£6,426.20 per annum.

VAT

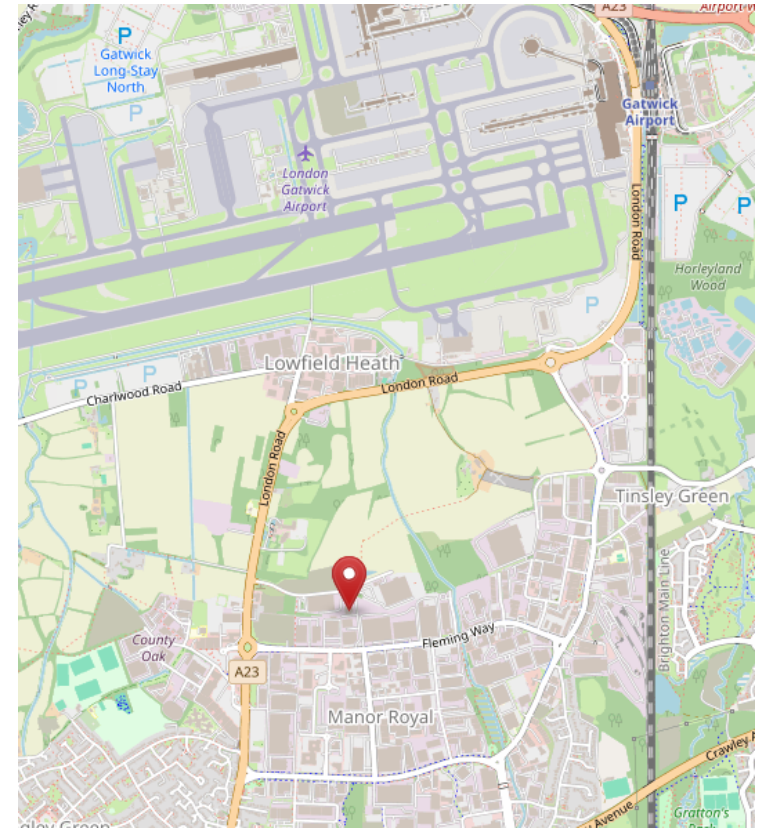
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



© OpenStreetMap contributors

VIEWINGS – 01293 441300

Robert Bradley-Smith t: 07469 854799

Laura Thomson t: 07947 373275

e: rbradley-smith@shw.co.uk

e: lthomson@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK