



MANOR ROYAL INDUSTRIAL ESTATE CRAWLEY RH10 9RD

# 51-55 GATWICK ROAD

TO LET

INDUSTRIAL UNITS WITH YARDS  
**5,717 - 17,342 SQ FT**

(531.13 - 1,611.13 SQ M)

PHASE ONE  
REFURBISHMENT COMPLETE

PHASE TWO  
REFURBISHMENT COMPLETES Q1 2026

## DESCRIPTION

A terrace of 3 warehouse/light industrial units with parking and yard space located on Gatwick Road in the popular Manor Royal Business District

The terrace of the warehouse/light industrial units provide flexible accommodation of concrete frame construction with a concrete floor slab. Externally there are secure self-contained yards and parking. Suitable for alternative uses, subject to planning.



# 51-55

## ACCOMMODATION (GIA)

The units have been measured to the following GIA:

Unit 51	SQ FT	SQ M
Warehouse	5,030	467.30
Offices ground floor	1,121	104.14
Offices first floor	904	83.98
<b>TOTAL</b>	<b>7,055</b>	<b>655.42</b>

Unit 53	SQ FT	SQ M
Warehouse	4,570	424.57

Unit 55	SQ FT	SQ M
Warehouse	5,717	531.13

GRAND TOTAL	17,342	1,611.12
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## SPECIFICATION

The units benefit from the following features:



Warehouse / light industrial units



Large self contained parking / yard space



Located on Gatwick Road, Manor Royal Business District



Roller shutter doors



Double glazed windows



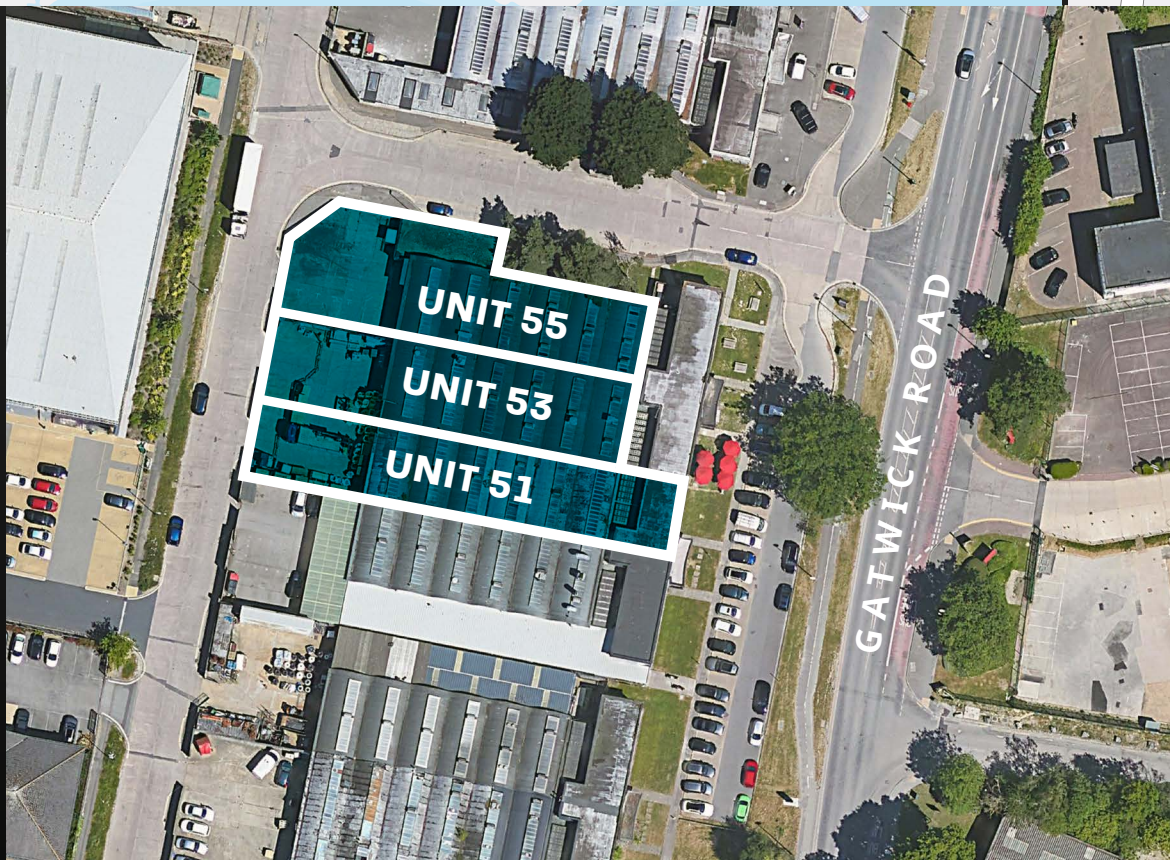
Fitted offices (Unit 51)



Unrestricted 24/7 access



Flexible business uses considered



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## LOCATION

The units benefit from a prominent frontage onto Gatwick Road on the Manor Royal Business District. Access to the yards/parking is via rear of the units on Rutherford Way which runs parallel to Gatwick Road.

Junction 10 of the M23 is in close proximity providing access to junction 7 & 8 of the M25 Motorway approximately 11 miles north.

Gatwick Airport Railway Station is 2.2 miles to the north providing Railway services north to London and further and south to the coast. Manor Royal also benefits from the Fastway Bus providing regular services around Crawley and surrounds.

## TENURE

New Full Repairing and Insuring (FRI) leases are available for terms to be agreed.

## RENT

Rent on application.

## RATES

The units are currently assessed combined. The current rateable value is £146,000 (1 April 2023 to present).

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

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

## EPC

The units have a EPC rating of D.



## CONTACTS

All enquiries and viewings to be arranged with the sole letting agents SHW and Fisher German.

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