



OAKWOOD

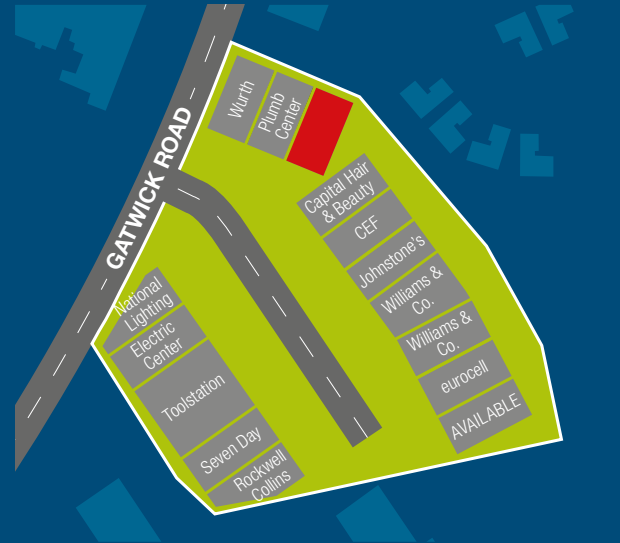
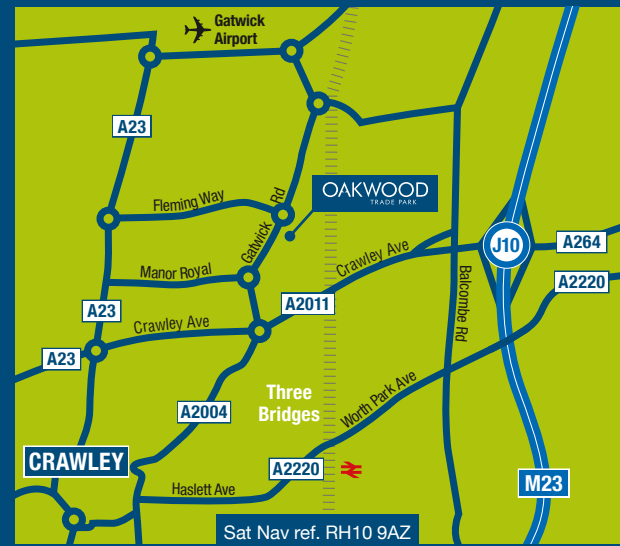
TRADE PARK

PRIME TRADE COUNTER UNIT
TO LET

Unit 3 · 3,620 sq ft (336.4 sq m)

Oakwood Trade Park
Gatwick Road
Crawley
West Sussex
RH10 9AZ

oakwoodtradepark.co.uk



Location

Oakwood is Crawley's premier trade park situated prominently on Gatwick Road between Manor Royal and Fleming Way junctions on the Manor Royal Industrial Estate. The site provides individual warehouse units with ample parking for customers with unrestricted working hours.

M23 (J10) is only 1 mile to the east and Gatwick is the same distance to the north.

Description

Unit 3 is near the end of the left hand terrace. 5 dedicated parking spaces are included in front of the unit, along with a roller shutter loading door and separate trade counter entrance. The minimum eaves height is 5m.

Accommodation

Ground Floor	2,738 sq ft	254.4 sq m
First Floor Storage/Offices	882 sq ft	82.0 sq m
Total	3,620 sq ft	336.4 sq m

Tenure

Available by way of a new full repairing and insuring lease direct from the Landlord for a term to be agreed.

Rent

£52,250 pax.

Rates

Rateable Value: £31,250 (2017 list).

EPC

B - 47.

Estate Charge

Approx £0.90 psf.

Insurance

£700 per annum.

Further Information



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Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. SHW HD2438 02/21