

# The Bell Centre

Newton Road Crawley RH10 9FZ

Warehouse | 1,402 - 2,830 ft<sup>2</sup>



Minimum working height of 5.5m



2.2 miles from Gatwick Airport



Roller shutter access

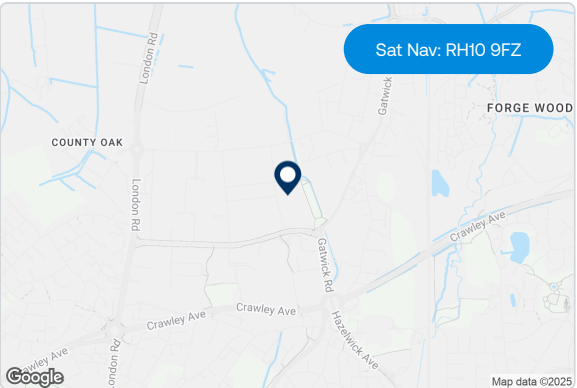


Three-phase electricity

Available to Let



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## Description

The Bell Centre is a high quality trading estate comprising of terraced warehouse buildings which benefit from a surface level loading door, first floor offices and allocated car parking to the front of the units.

## Location

The Bell Centre is located centrally within Manor Royal on Newton Road. The estate provides quick access to the M23, being approximately 2.0 miles from Junction 10 and Gatwick Airport.

## Further information

<b>EPC</b>	<b>Rent</b>	<b>Terms</b>	<b>Legal costs</b>
Unit 13: B, Unit 22: C	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on a new full repairing and insuring lease	All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 13	Warehouse	1,402	Immediately	2,665
Unit 22	Warehouse	1,428	Immediately	2,665
Total		2,830		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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