

# To Let

**Diamond Point, Fleming Way, Crawley, West Sussex,  
RH10 9DP**

114,710 sq ft (10,656.90 sq m) GIA

- Detached warehouse
- Secure site
- Two storey offices
- Currently under refurbishment



## Location

Crawley is located approximately 32 miles south of Central London and has excellent road links to both London and the national motorway network via Junction 10 of the M25 (approx. 2 miles distant). It also benefits from being within close proximity of London Gatwick Airport.

Diamond Point occupies a prominent position located on Fleming Way, a key road through the Manor Royal Business District. Local occupiers include a number of national and international companies including Virgin Atlantic, Thales and Elekta.

## Specification

The property comprises a detached twin pitched steel portal framed warehouse with two storey offices to the front elevation. The warehouse benefits from a minimum height of 6.5m to haunch, sodium lighting and 3 level access doors and 5 dock level doors.

To the front of the property there is ample car parking and to the rear a large self contained loading / unloading yard providing access to the warehouse area.

## Accommodation

Description	Sq Ft	Sq M
Warehouse and Office	106,340	9,879
First Floor Office	8,370	778
<b>Total GIA</b>	<b>114,710</b>	<b>10,656.9</b>

## Terms

The property is available on a new Full Repairing and Insuring lease for a minimum term certain of 5 years.

## EPC

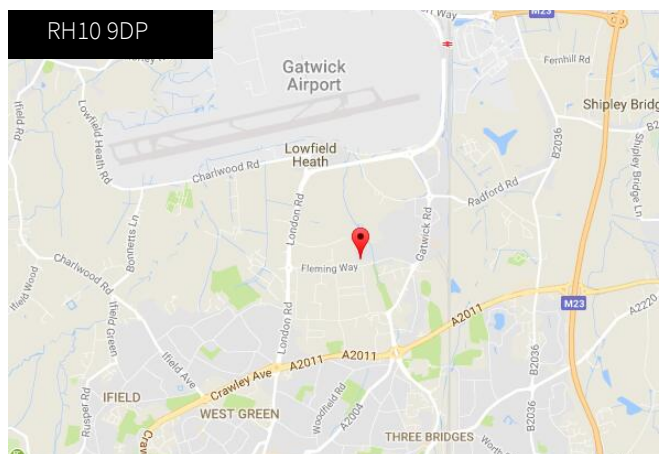
This property has been graded as 71 C.

## Rent

£10.50 per sq ft

## Business Rates

Currently the unit has two rateable values: Unit 1 £495,000 and Unit 2 £120,000



## Contacts

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