

TO LET

Units 15 & 16
Raleigh Court,
Priestley Way,
Crawley,
West Sussex
RH10 9DP

2,529 sq ft / 234.94 sq m

- Two industrial workshop units
- Established industrial location
- Close to Gatwick Airport
- Available together



Accommodation

Unit 15: Ground Floor Workshop	857 sq ft / 79.62 sq m
Unit 15: First Floor Office	803 sq ft / 74.60 sq m
Unit 15: Total	1,660 sq ft / 154.22 sq m
Unit 16: Ground Floor Workshop	869 sq ft / 80.75 sq m
Combined total	2,529 sq ft / 234.97 sq m

Location

The units form part of Raleigh Court, off Priestley Way in Crawley. Priestley Way connects with Fleming Way, which in turn links with Gatwick Road running north towards Gatwick Airport (1.5 miles), and south towards Crawley town centre (2.2 miles). Gatwick Road also connects with the A2011 which links with Junction 10 of the M23 motorway 2.5 miles to the east.

The nearest railway stations are Gatwick Airport and Crawley.

Description

Units 15 and 16 Raleigh Court are adjoining terraced industrial / workshop units in Crawley, West Sussex. Each unit comprises a steel portal frame with brick and block elevations under a pitched profiled metal sheet roof with roof lights.

Unit 15 is currently used as a warehouse / workshop unit. It has a sealed concrete floor, painted block and exposed block elevations, suspended fluorescent lighting and a single roller shutter loading door. There is also a small kitchenette and WC. The eaves height is 5.0m rising to 6.6m at the apex. The unit has 3 parking spaces.

Unit 16 comprises a ground floor workshop with sealed concrete floor, painted block elevations and surface mounted fluorescent

lighting under a steel frame supported mezzanine. There is an entrance lobby leading to the workshop, and stairs leading to the first floor mezzanine office space. There is a single roller shutter loading door which is not currently used. The unit has 2 parking spaces.

Terms

The units are held on separate leases to expire September 2029 and are both available to let by way of an assignment or subletting. Alternatively new leases for a longer term could be made available by way of separate negotiations with the landlords.

Rent

On application.

Business Rates

The Valuation Office Agency states the rating assessments from April 2026 are as follows:

- Unit 15: £25,000, equating to a Rate Payable of £12,700 pa
- Unit 16: £13,750, equating to a Rate Payable of £6,985 pa

EPC

EPC available on request.

Viewings

Strictly by appointment with agents.



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