



Property Information

Freehold Industrial Estate Investment

- Comprises three industrial units and Car Park
- Approximately 293 sq m (3,153 sq ft)
- Situated on an established industrial estate within Discovery Park, Crawley
- Situated Immediately South of Gatwick Airport

Lot

22

Auction

12th February 2026

Rent

£31,595 per Annum Exclusive

Status

Available

Sector

Multi-Let/Small Industrial

Auction Venue

Live Streamed Auction

Location

Miles	Approximately 1.5 miles south of Crawley town centre, 9 miles south of Horley and 28 miles south of Central London
Roads	A23, M23 (Junctions 10 & 11)
Rail	Crawley Railway Station
Air	London Gatwick Airport

Situation

The property is situated within Discovery Park on Raleigh Court, forming part of a busy and well-established industrial estate, approximately 1.5 miles south of Crawley town centre. The location benefits from excellent access to the A23 and M23 motorway network and is in close proximity to Manor Royal.

Neighbouring occupiers comprise a range of established industrial and trade users, with Gatwick Airport located immediately north of the estate.

Tenure

Freehold.

Description

The property comprises three industrial units and the Car Park and Service Yards that forms part of an established industrial estate.

Units 15 and 16 each benefit from a single vehicle access loading door and an eaves height of approximately 5 metres (16 ft). Unit 18 comprises a storage unit benefiting from a clear height of approximately 2 metres (7ft)

The property includes the Service Yards and Parking Areas.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
15 - Ground floor	Warehouse	81.40	(876)	HIRE STATION LTD (CRN: 03428037)	10 years from 16/03/2019	£28,215	15/03/2029
15 - First floor	Ancillary	80.20	(863)				
16 - Ground floor	Warehouse	81.40	(876)				
18	Storage	50.00	(538)	INDIVIDUAL	Occupied under a licence	£3,380	
Total Approximate Commercial Area		293.00 (1)	(3,153)			£31,595	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) For the year ending 31st March 2025 Hire Station Limited (CRN: 03428037) reported a Turnover of £181,713,000. a Pre Tax Profit of £2,237,000. and Total Equity of £79,662,000.. (Source : Annual report and financial statements as published at Companies House 21/01/2026).

Lot 22, Raleigh Court, Priestley Way, Crawley,

West Sussex RH10 9PD

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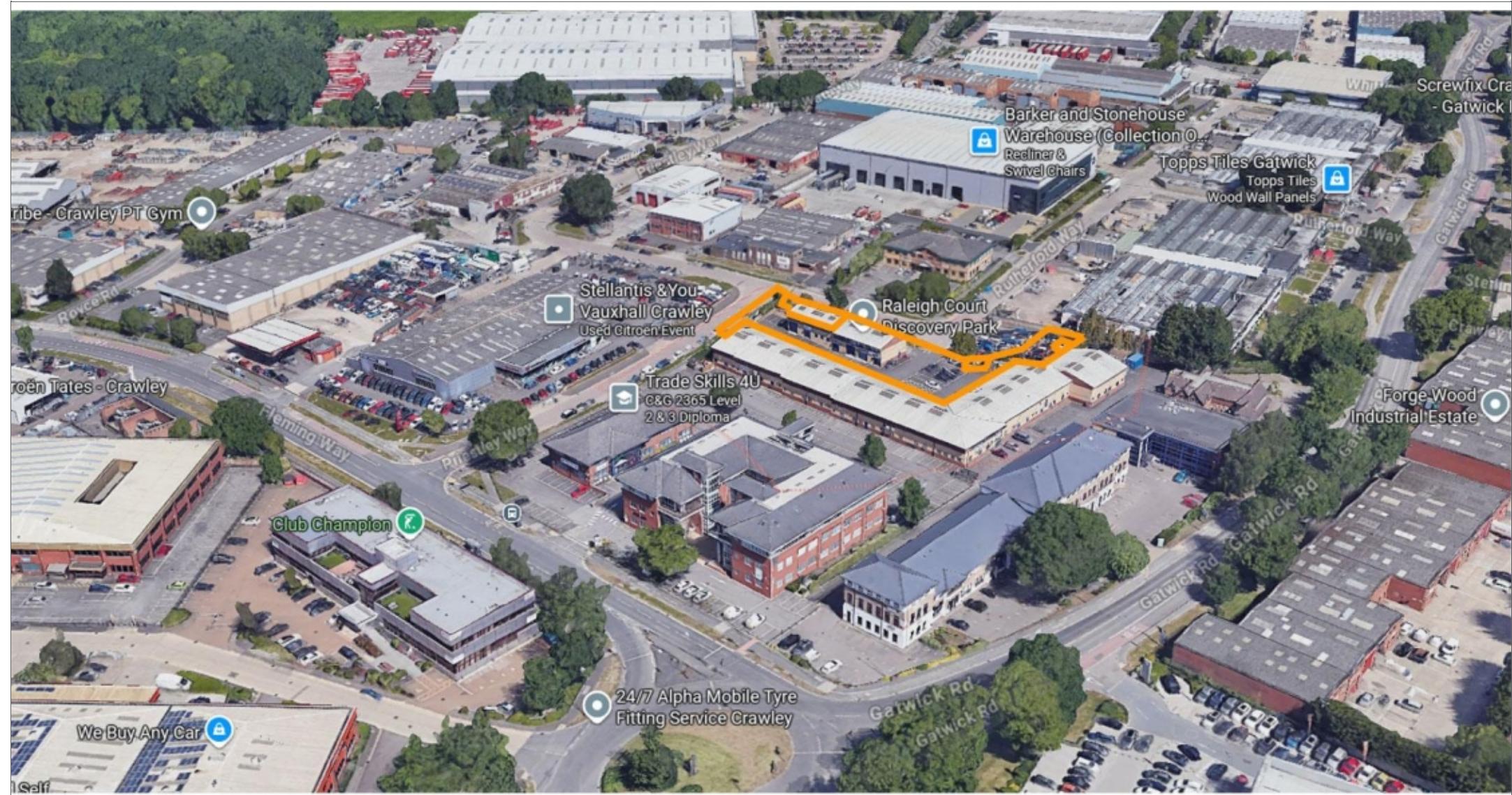
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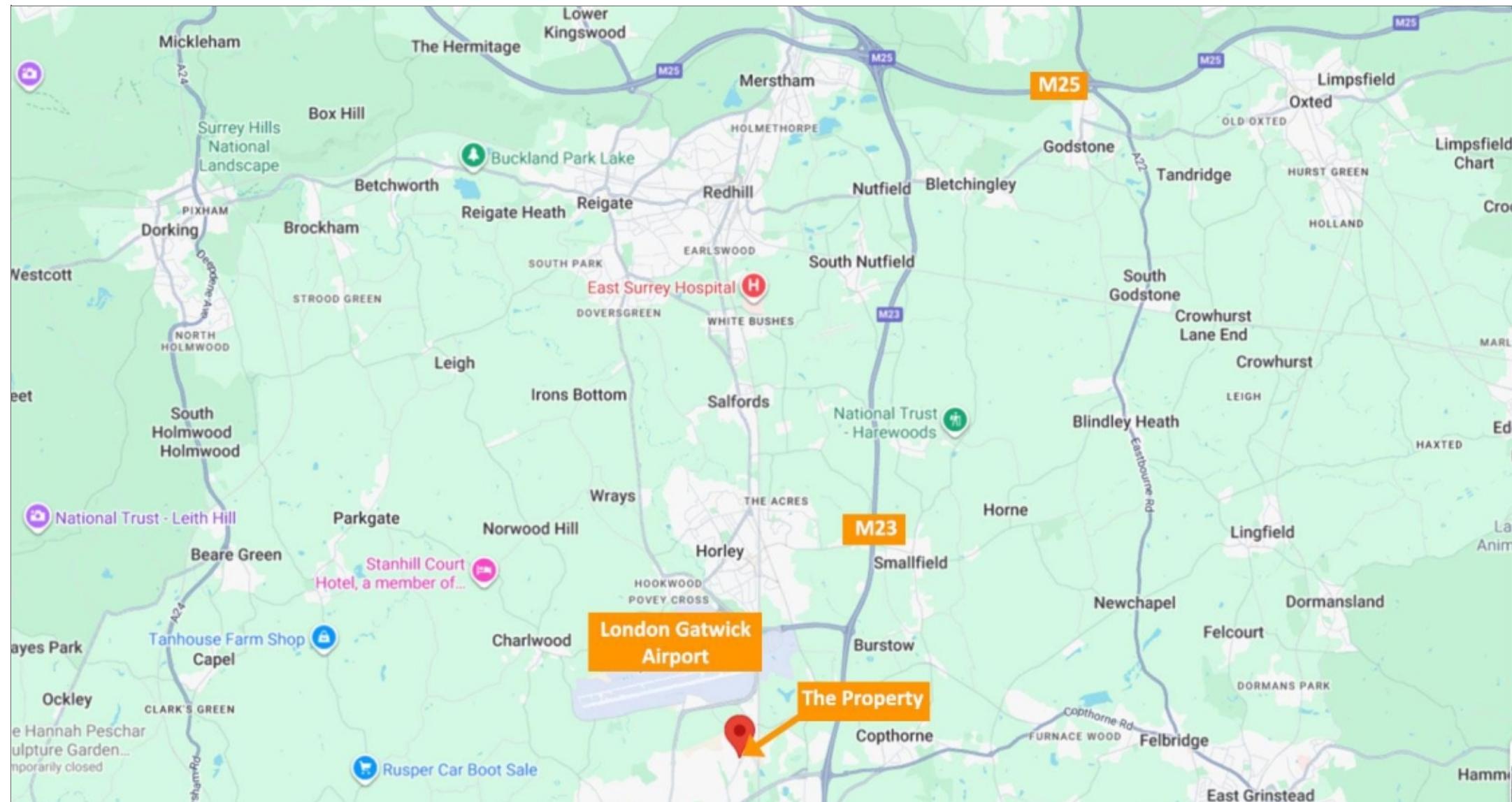


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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Russell-Cooke LLP
8 Bedford Row
London
WC1R 4BX

Kathrin McClintock
0207 440 4834
Kathrin.McClintock@Russell-Cooke.co.uk

Joe Maloney
0207 440 4831
joe.maloney@russell-cooke.co.uk

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2024