

# Lot 22, Raleigh Court, Priestley Way, Crawley,

West Sussex RH10 9PD

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





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## 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.

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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 15 - First floor 16 - Ground floor	Warehouse Ancillary Warehouse	81.40 80.20 81.40	(876) (863) (876)	HIRE STATION LTD (CRN: 03428037)	10 years from 16/03/2019	£28,215	15/03/2029
18	Storage	50.00	(538)	INDIVIDUAL	Occupied under a licence	£3,380	
<b>Total Approximate Commercial Area</b>		<b>293.00 (1)</b>	<b>(3,153)</b>			<b>£31,595</b>	

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

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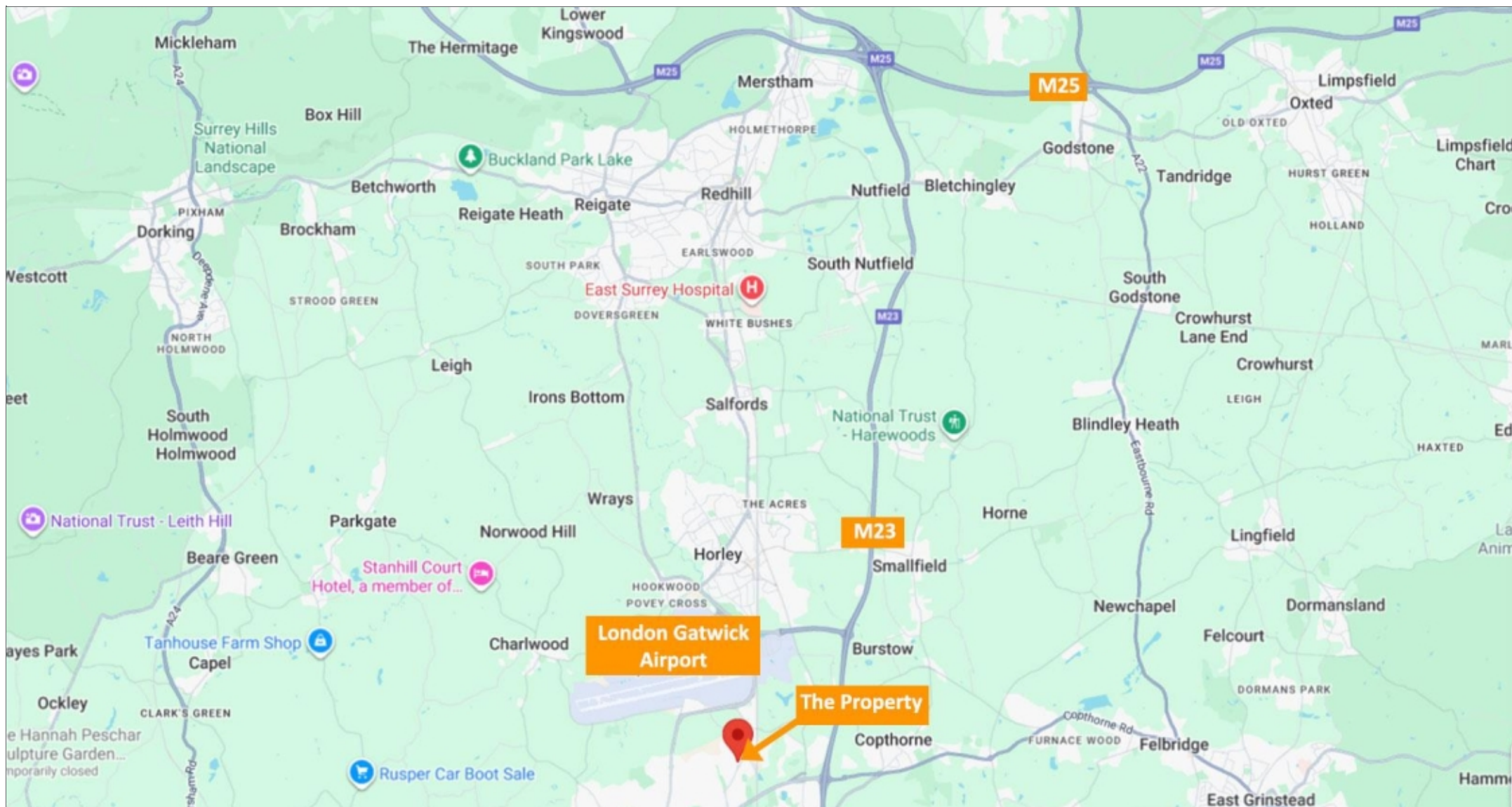




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## Contacts

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### Seller's Solicitors

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2024