



RETAIL UNIT | TO LET NEW LEASE AVAILABLE | SUBJECT TO VACANT POSSESSION

UNIT 71 COUNTY MALL
CRAWLEY RH10 1FD

bf.
brasier freeth

LOCATION

Crawley is a historic town in West Sussex with an estimated population of 120,000. It is located just south of Gatwick Airport, which served 43 million customers in 2024. There are plans to build 3,000 homes in Crawley town centre over the next 3 years.

County Mall is one of the largest Shopping Centre's in the South East, comprising 480,000 Sq.ft with 80 shops, cafes and restaurants, plus 1,700 car parking spaces.

Located adjacent to the train station, County Mall attracts an average of 6.5 million customers per annum.

DESCRIPTION

The scheme is anchored by Primark, Boots, Next, JD and River Island.

JD have recently upsized to a new 16,000 Sq.ft unit, new arrivals to the scheme include Superdrug, Sostrene Grene, Grape Tree and Muffin Break.

The unit is located in a strong trading position on the upper level of the scheme, other nearby retailers include Trespass, B&M, Robert Dyas, Entertainer and Toy Barnhaus.

The County Mall Foodcourt is also located at this level of the scheme.



COUNTY MALL CRAWLEY

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ACCOMMODATION

The unit provides the following approximate net internal floor area:

Floor	Sq.m	Sq.ft
Ground Floor	262.36	2,824

RENT

£40,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

SERVICE CHARGE

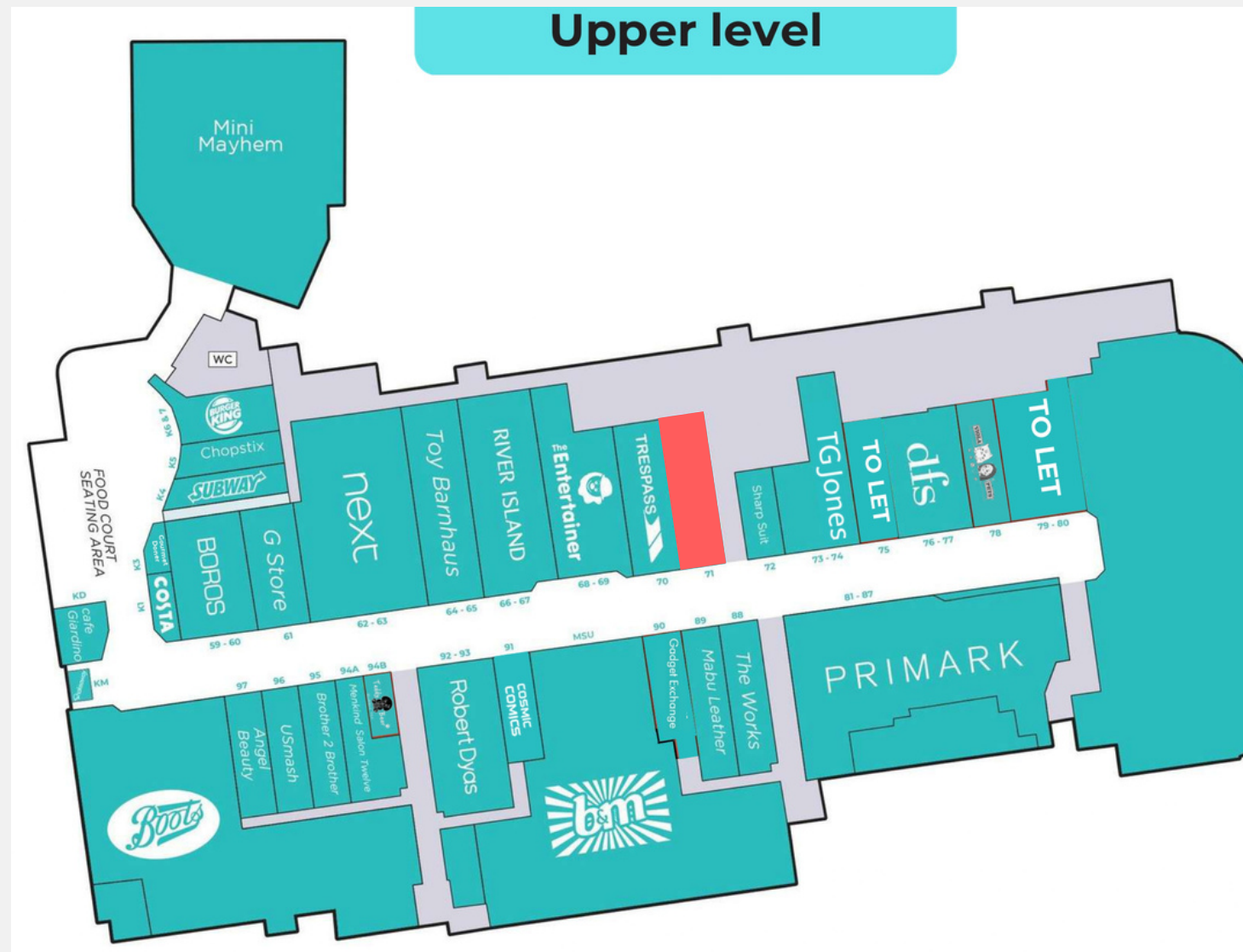
The service charge for 2026 is estimated to be £36,961.92.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £38,250. For rates payable please refer to the Local Charging Authority, Crawley Borough Council - 01293 438000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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Joint Agent

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