



Linchmere Place

Ifield, Crawley, RH11 0EX

Offices, Stores and Trade Counter with gated yard

2,760 sq ft
(256.41 sq m)

- Range of flexible accommodation
- Dual access, gated yard
- Immediately available
- New lease - flexible terms
- Class E use
- Considered suitable for a variety of uses.

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Summary

Available Size	2,760 sq ft
Rent	£38,650 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Location

Linchmere Place is located in Ifield adjacent to Ifield Avenue which provides access to Crawley Avenue and Ifield Station circa 0.5 miles distant. The property is approximately 2 miles west of Crawley town centre. Crawley has a current residential population of approximately 100,000 persons extending to 161,000 within a 10 mile radius.

Linchmere Place comprises a number of commercial buildings located behind Ifield Drive neighbourhood shopping parade which provides a range of convenience stores and food outlets

Description

On the instructions of Crawley Borough Council

The premises comprise a Gate House office, a single storey main office building, including a front foyer, kitchen and 2 WCs, storage and a trade counter within a gated yard providing ample parking, just off Ifield Drive, to the west of Crawley Town Centre.

Business Rates

Main Building
Rateable Value: £13,500; Rates Payable: £5,832 (2026/27)

Storage
Rateable Value: £14,000; Rates Payable: £6,048 (2026/27)

Gatehouse
Rateable Value: £2,850; Rates Payable: £1,231.20 (2026/27)

Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

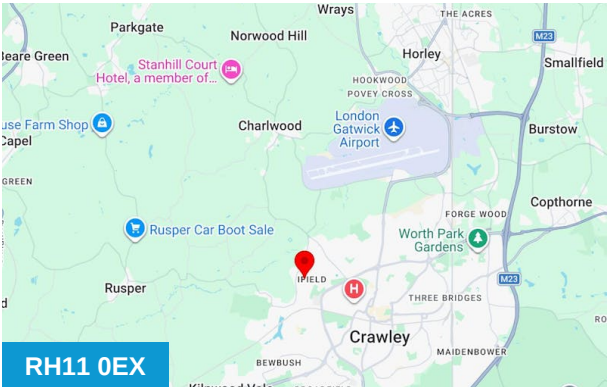
Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

The accommodation comprises the following gross internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	Main office	1,182	109.81
Ground	Gate House	165	15.33
Ground	Storage/Sales	1,413	131.27



Viewing & Further Information



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Stephen Oliver
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oliver@graves-jenkins.com

Floor/Unit	Description	sq ft	sq m
Total		2,760	256.41

Terms

Available on a new full repairing and insuring lease for a term to be agreed, but otherwise subject to our client's standard form of lease.

Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.









RTB ref: XXX

12/11/2015

Scale: 1:1,250

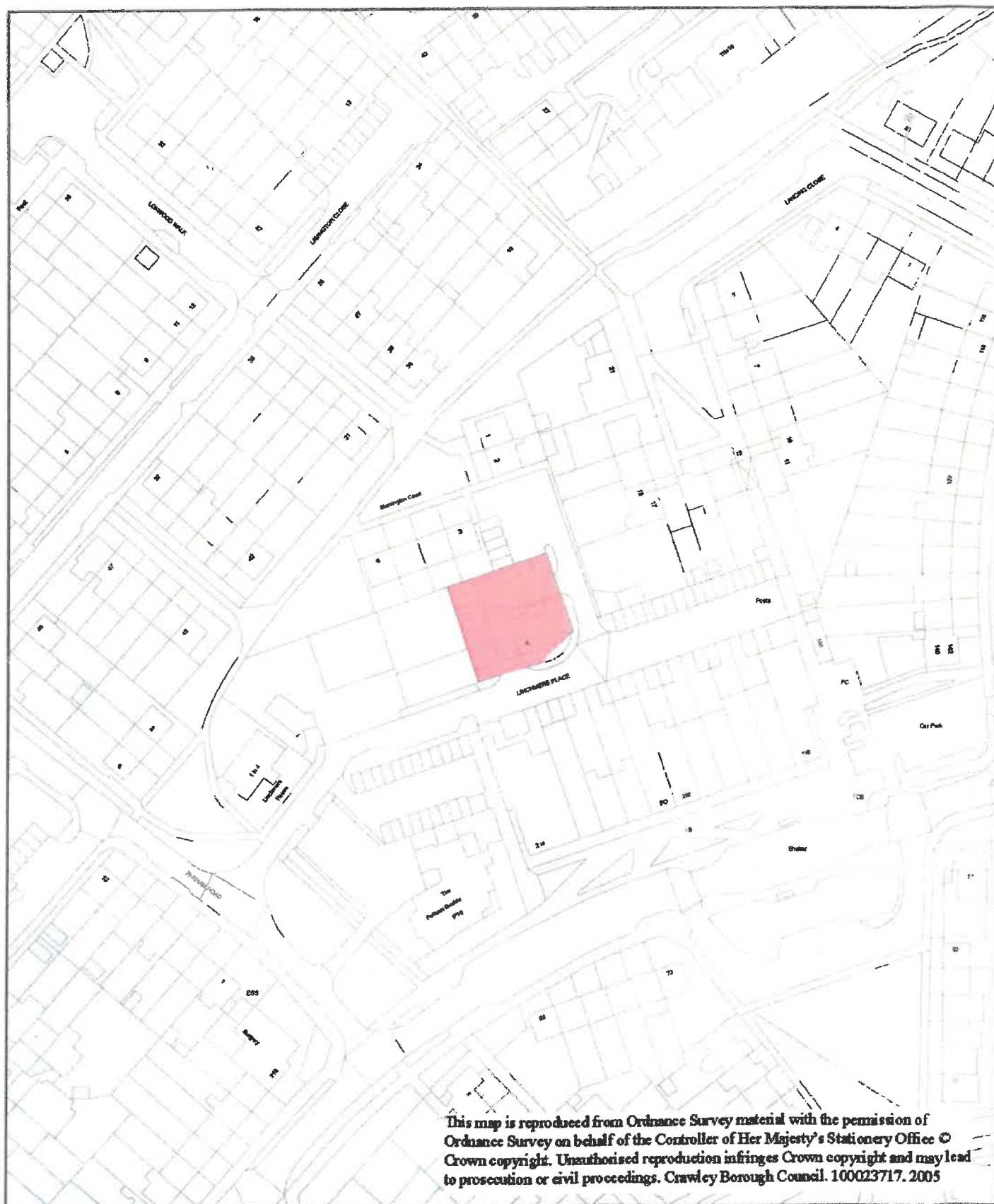
Office, Store & Premises
Linchmere Place
Ifield
Crawley



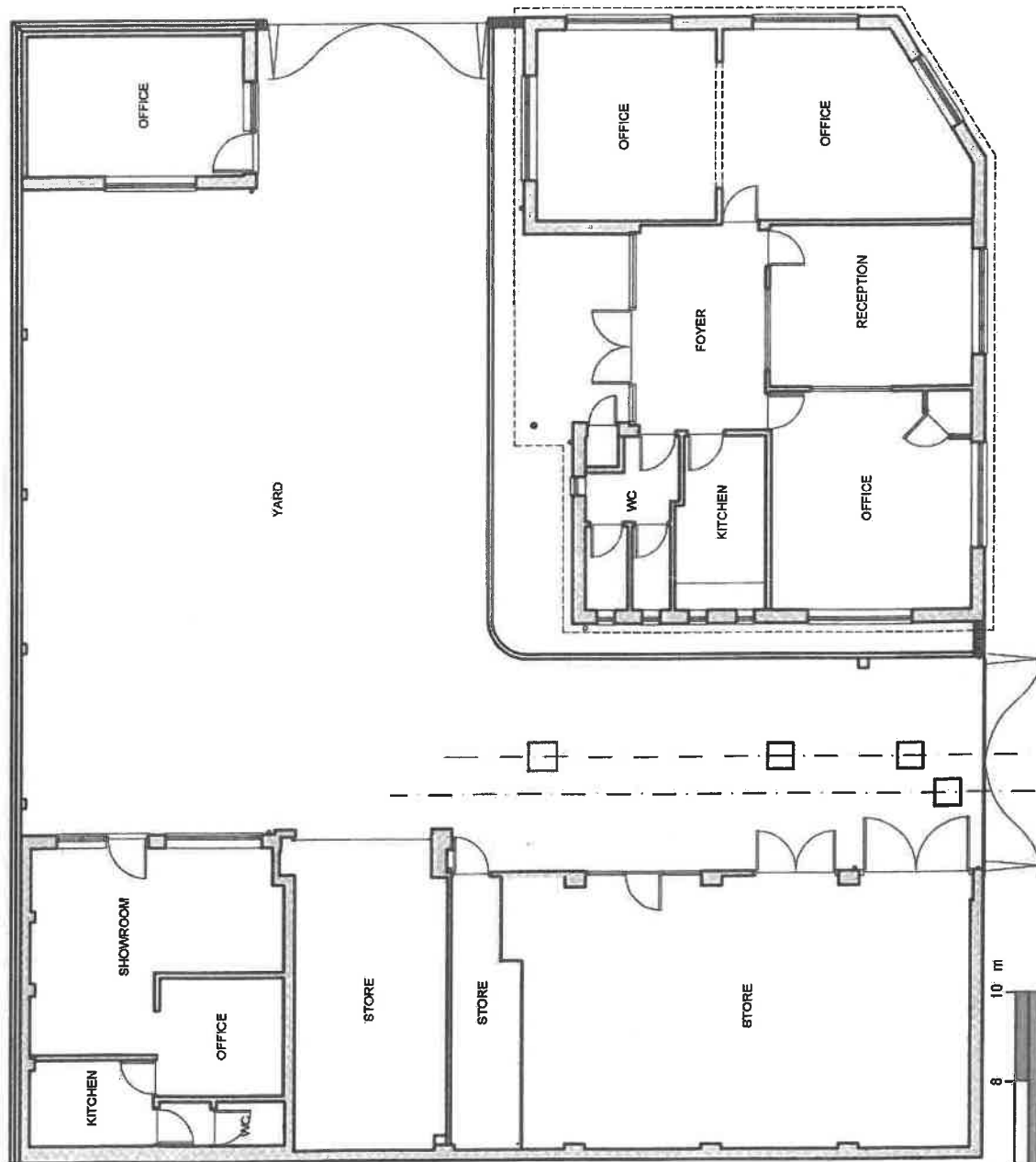
Asset Management
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The Boulevard
Crawley
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DATE	11.07.16	SCALE	1:100 @ A3
DRAWN	RSH	CHK. NO.	4927-003
CHECKED		REV.	-

Proposed Change of Use to
Day Nursery, Linchmere Place,
Ifield, Crawley, RH



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RDW
ARCHITECTS

REGISTERED FIRM
ISO 9001