



## Breezehurst Drive Community Pavilion

Breezehurst Drive, Crawley, RH11 8ZH

### Sports Facility/Pavilion

**3,895 sq ft**  
(361.86 sq m)

- New lease on flexible terms
- Suitable for a variety of sports related uses
- Potential use of playing fields to be included.
- Ample parking

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## Summary

<b>Available Size</b>	3,895 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£7,360.25 per annum Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information
<b>Rateable Value</b>	£14,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Crawley is a town with a population of around 106,000 residents. It is situated in the north of West Sussex close to the Surrey border. It has a well established commercial and industrial community and enjoys excellent transport links to the M23, M25, Gatwick Airport and the main London to Brighton rail link. In addition, Crawley benefits from many forms of indoor and outdoor leisure facilities including K2 Leisure Centre, The Hawth theatre and Tilgate Park.

Bewbush is located in the south west of Crawley. The area is home to a young and diverse population of more than 9,000 residents and is well linked to Crawley town centre, Manor Royal Business District and Gatwick Airport by the Fastway bus service. The Breezehurst Community Pavilion in Bewbush is situated beside large areas of open space and recreation ground and was built as part of the Heart of Bewbush Neighbourhood Regeneration Project.

## Description

The building is a large two storey community building finished to a very high standard with sports changing areas and ancillary accommodation/WCs on the ground floor and a large first floor social/function space with kitchen facilities and ancillary accommodation/WCs. It provides excellent facilities, and is ideally positioned for a wide range of community, social and/or sporting activities.

## Outgoings

Tenants will be responsible for the costs of all related utilities, insurances and outgoing. Tenants will also have to arrange and pay for cleaning and refuse disposal.

## Use & Access

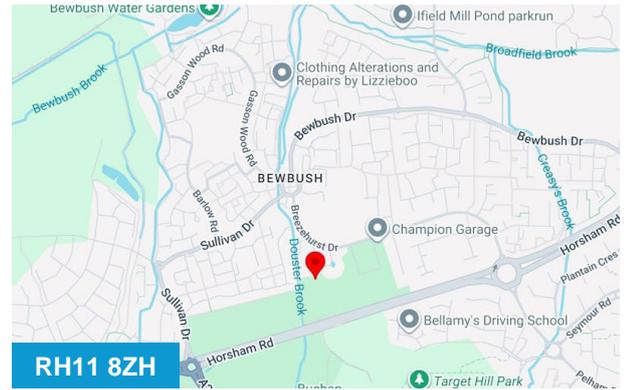
The Council wishes to ensure that the Breezehurst Community Pavilion provides an added facility for the residential of Bewbush and Crawley. Tenants will be expected to provide community, social and/or sporting activities, open to all members of the community. Interested parties are encouraged to make their own enquiries about any necessary planning permissions on 01293 438000. Joint applications from groups of clubs/organisations looking to share the facilities will be considered. The successful applicant will, if appropriate, have the opportunity to make use of adjacent sports pitches.

## Rent Deposit

A rent deposit will be required by the Landlord. Details on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the



## Viewing & Further Information



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services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

### Specification

- Fire & security alarms
- Security roller shutters
- Passenger lift & service lift
- Motion sensor lighting
- Ample parking

### Accommodation

The ground floor comprises four large team changing rooms, each with associated fully accessible shower facilities and WCs. In addition there are two fully equipped referee changing rooms with separate showers and WCs. The ground floor also benefits from a reception area, further WC provision for male, female and disabled users, and one internally accessed and two externally accessed large storage areas.

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Leisure	1,713	159.14	Available
1st	Leisure	2,182	202.71	Available
<b>Total</b>		<b>3,895</b>	<b>361.85</b>	

### Terms

Available on a new full repairing and insuring lease on terms to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect the nature of the property and agreed Terms and Conditions).

### 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 purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

