



Unit 3a Betchworth Works

Ifield Road, Crawley, RH6 0DX

**Quality spec/fitted flexible
accommodation plus 6
parking spaces/storage**

1,802 sq ft
(167.41 sq m)

- Freehold with vacant possession
- Semi-rural location, close to Gatwick Airport
- Considered suitable for a variety of uses
- Potential for secure external storage area
- Quality specification/fitted, flexible accommodation
- 6 on-site car parking spaces plus loading

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Summary

Available Size	1,802 sq ft
Price	£495,000
Business Rates	To be assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (20)

Location

Betchworth Works is a small industrial estate situated on the west side of Ifield Road approximately 500 ms from the junction with The Street and the village of Charlwood, immediately to the west of Gatwick Airport.

The town centres of Crawley and Horley are within 6 kms and Gatwick Airport and Junction 9A of the M23 are within approximately 5 kms.

Description

A newly built end of terrace two storey business unit of cavity brick/block construction on a steel frame with concrete floors. The unit provides offices on the first floor and reception, open plan flexible business space and storage on the ground floor.

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.

Specification

- Disabled, male & female WCs
- Fitted kitchen areas on both floors
- Electric loading door
- Gas fired "combi" boiler
- Double glazing / 3 phase power
- Suspended ceilings with integral LED lighting
- Perimeter power trunking
- Under floor heating
- Ability to sub-let floors if required

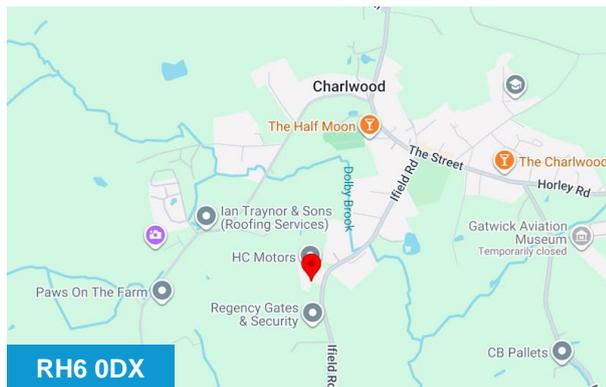
Accommodation

The approximate net internal floor area is:

Floor/Unit	sq ft	sq m
Ground	1,081	100.43
1st	721	66.98
Total	1,802	167.41

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.



Viewing & Further Information



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