



40 Linchmere Place

Ifield, Crawley, RH11 0EX

Industrial/Warehouse premises

2,970 sq ft
(275.92 sq m)

- Secure gated yard
- 6 car parking spaces & loading
- 3 phase power
- Considered suitable for a variety of uses within Class E/B8

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Summary

Available Size	2,970 sq ft
Rent	£38,500 per annum
Rates Payable	£16,092 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£37,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

On the instructions of Crawley Borough Council

Steel portal frame industrial/warehouse unit with brick external elevations and a secure yard to the front, up and over loading door and ancillary accommodation.

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.

Rent Deposit

A rent deposit will be required from the ingoing tenant equal to 6 months rent.

Location

Linchmere Place is located in the popular neighbourhood of Ifield, just off Parham Road and to the rear of Ifield Drive shopping parade approximately 2 miles west of Crawley town centre. The A23 (Crawley Avenue) and Ifield railway station are circa 0.5 miles distant. Junction 11 of the M23 is within about 3 miles.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

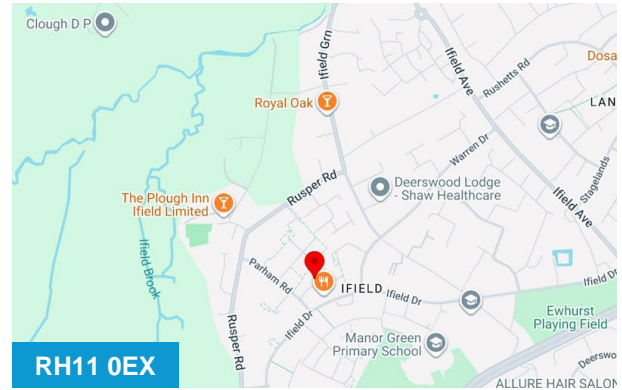
Linchmere Place comprises a number of commercial buildings located behind Ifield Drive neighbourhood shopping parade which provides a range of convenience stores and food outlets.

Specification

- Secure gated yard
- Parking for 6 cars & loading
- Eaves: max 5.19m / min 3.91m
- Office & cloakroom block
- Up & over loading door
- 3 phase power
- Close to Ifield shopping parade

Terms

Available on a new full repairing and insuring lease for a term to be agreed, but



Viewing & Further Information



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otherwise subject to our client's standard form of lease.

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.