graves jenkins
PROPERTY PEOPLE

To Let / For Sale



Unit 4 Stockwell Centre

Stephenson Way, Crawley, RH10 1TN

Industrial/Warehouse Unit on popular Estate

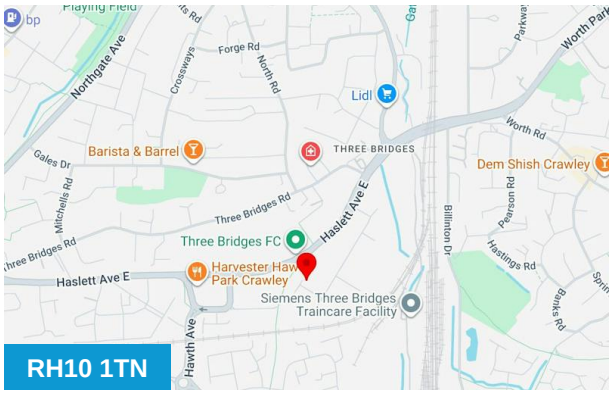
2,855 sq ft
(265.24 sq m)

- New lease
- Popular Business Estate
- Roller shutter door
- 3 phase electricity
- Loading & forecourt parking
- Includes quality mezzanine floor installed as staff room
- Freehold could be available with vacant possession

Unit 4 Stockwell Centre, Stephenson Way, Crawley, RH10 1TN

Summary

Available Size	2,855 sq ft
Rent	£33,000 per annum
Price	Price on application
Rates Payable	£13,972 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	£28,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)



Location

The unit is located on the eastern side of Stockwell Centre off Stephenson Way, on the eastern side of Crawley. The town centre is within 2km to the west via Haslett Avenue, the main road linking Crawley and Three Bridges. The property is ideally situated, close to all major communication systems and less than 1 km from Three Bridges Station on the busy London-Brighton line. Gatwick Airport is approximately 4 km to the north and Junctions 10 and 11 of the M23 are within 3 km.

Description

The premises comprise a mid-terrace, two storey industrial/warehouse unit of steel frame construction. The first floor comprises mostly open plan office accommodation and a substantial, quality mezzanine floor has been installed. The unit benefits from a forecourt parking and loading which can accommodate at least 6 car parking spaces.

Accommodation

The accommodation comprises the following gross internal floor areas:

Floor/Unit	sq ft	sq m
Ground	1,734	161.09
Mezzanine	464	43.11
1st	657	61.04
Total	**2,855**	**265.24**

Terms

A new full repairing and insuring lease is available on terms to be agreed. Alternatively the freehold could be available with vacant possession. Further details on application.

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.

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

Viewing & Further Information



David Bessant
01293 401040 | 07767 422530
bessant@graves-jenkins.com



Stephen Oliver
01293 401040 | 07786 577323
oliver@graves-jenkins.com



Connor McTigue
01293 401040 | 07512 542955
mctigue@graves-jenkins.com

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