



## Unit 2 Enterprise Court Metcalf Way, Crawley, RH11 7RW

### Business Unit (Use Class E)

1,010 sq ft  
(93.83 sq m)

- New lease - flexible terms
- Three car parking spaces
- Manual roller shutter door
- 3 phase electricity supply

# Unit 2 Enterprise Court, Metcalf Way, Crawley, RH11 7RW

## Summary

<b>Available Size</b>	1,010 sq ft
<b>Rent</b>	£17,000 per annum
<b>Rates Payable</b>	£8,108.75 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£16,250
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (44)

## Location

The property is situated on the Enterprise Court Business Park in Metcalf Way, off County Oak Way, just beyond County Oak Retail Park. The Estate is within 250 ms of the A23 which provides excellent access to London Gatwick Airport, approximately 5 kms to the north and Crawley town centre, approximately 3.5 kms to the south.

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.

## Description

The property comprises a 2 storey corner business unit in a block of similar premises, situated on a popular Estate, just off County Oak and within 3 miles of Gatwick Airport. The 1st floor comprises open plan office accommodation and the ground floor comprises warehouse/storage accommodation and the ground floor comprises warehouse/storage accommodation, with tea point and male & female WCs.

## Lease

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease, subject to appropriate alterations to reflect agreed terms and conditions.

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

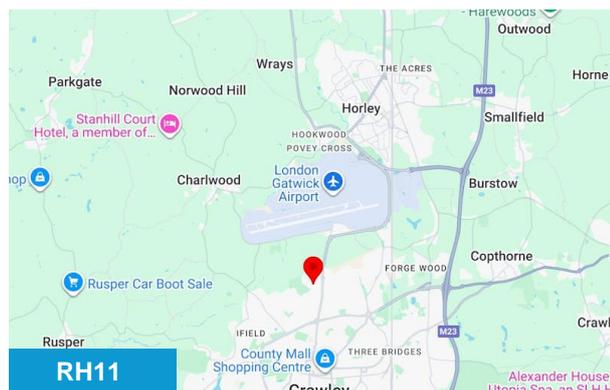
## Accommodation

The approximate gross internal floor area is calculated as follows:

Floor/Unit	sq ft	sq m	Tenure
Ground	505	46.92	To Let
1st	505	46.92	To Let
<b>Total</b>	<b>1,010</b>	<b>93.84</b>	

## 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



## Viewing & Further Information



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### Stephen Oliver

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

