



## TRADE COUNTER UNIT TO LET ON DENVALE TRADE PARK

### Unit 17 Denvale Trade Park

Haslett Avenue East,  
Crawley, RH10 1SS

# TRADE COUNTER, WAREHOUSE TO LET

3,780 sq ft

- Purpose built trade park
- Edge of town location
- To be fully refurbished
- Min eaves 6.7m

# Unit 17 Denvale Trade Park, Haslett Avenue East, Crawley, RH10 1SS

## Summary

<b>Available Size</b>	3,780 sq ft
<b>Rent</b>	£25 per sq ft pax plus VAT.
<b>Rates Payable</b>	£9.52 per sq ft 01.04.2026 - 31.03.2027
<b>Rateable Value</b>	£75,000
<b>Service Charge</b>	£1.75 per sq ft plus VAT.
<b>VAT</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Denvale Trade Park was constructed in 2001 and provides a purpose built scheme of 18 trade counter units. Unit 17 is to be refurbished and will be available in early 2026. There are first floor offices.

## Location

Denvale Trade Park is situated on Haslett Avenue (A2220) in a prominent town centre location adjoining the new Crawley library and just 100 yards from County Mall Shopping Centre.

The Manor Royal Estate is within 1 mile and access to the motorway network is via J10 of M23 just 2 miles.

Other occupiers include: Easy Bathrooms, Hammonds Fitted Bedrooms, Sally Beauty, Screwfix, City Plumbing, Formula One Autocentres and Busy Bees Nurseries.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,324	308.81
1st - Office	456	42.36
<b>Total</b>	<b>3,780</b>	<b>351.17</b>

## Specification

To be refurbished throughout  
Min eaves 6.7m  
7 parking spaces

## Terms

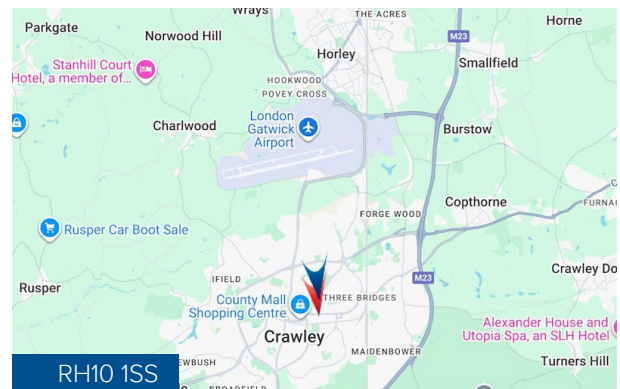
A new lease is available for a term to be agreed.

## Planning

B8 storage and distribution with ancillary retail.

## Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



## Viewing & Further Information

**Michael Deacon-Jackson**

07939 136 295  
mdj@ftdjohns.co.uk

**Oliver Hockley (JLL)**

07704 687459

