



Unit 1 Stockwell Centre

Crawley, RH10 1TN

Business Unit on popular estate

2,987 sq ft
(277.50 sq m)

- Up & over loading door & 3 Phase power
- 5 car spaces plus loading
- Extended first floor offices
- Maximum eaves height - 22ft
- Minimum eaves height - 18ft
- 3 phase power

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Summary

Available Size	2,987 sq ft
Rates Payable	£15,593.75 per annum Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£31,250
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise an end of terrace, two storey light industrial/warehouse unit of steel frame construction with extended first floor office accommodation over the front and middle sections of the warehouse, situated on an Estate of 11 similar units. The unit benefits from a forecourt/loading area and 5 car parking spaces.

Location

The unit is located to the rear western corner 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.

Accommodation

The gross internal floor areas, are as follows:

Floor/Unit	Size	sq ft	sq m
Ground	1,804 sq ft	1,804	167.60
1st	1,183 sq ft	1,183	109.90
Total		2,987	277.50

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 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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