



TRADE UNIT ON PREMIER ESTATE

1 Oakwood Trade Park

Gatwick Road, Crawley,
RH10 9AZ

TRADE COUNTER TO LET

2,920 sq ft

- To be refurbished
- Min eaves 4.98m / max 6m
- 1 level access loading door
- EV charging onsite
- PV panels
- 8 car parking spaces

1 Oakwood Trade Park, Gatwick Road, Crawley, RH10 9AZ

Summary

Available Size	2,920 sq ft
Rent	£30 per sq ft plus VAT
Rates Payable	£8.12 per sq ft 1.4.2026-31.3.2027.
Rateable Value	£47,500
Service Charge	£3,100.25 per annum plus VAT, for the year ending 31.3.2026
Estate Charge	£896.93 per annum Insurance figure year ending June 2026.
EPC Rating	B (45)

Location

Oakwood Trade Park is Crawley's premier trade park situated on Gatwick Road. The park provides individual trade units with ample parking with unrestricted working hours. M23 (J10) is within 1 mile, and Gatwick Airport is equidistant.

Description

Unit 1 Oakwood Trade Park is to be refurbished, recent refurbishments on the estate have benefitted from an office, WC facilities and a fitted kitchen, LED lighting throughout, PV panels and a full size loading door.

Specification

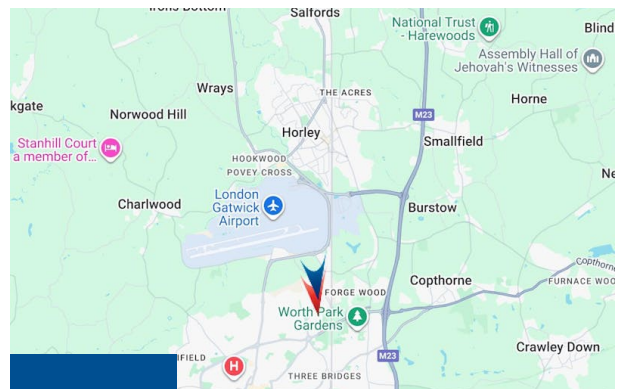
To be refurbished
Min eaves 4.98 / max 6m
Electric loading door
EV charging onsite
8 car parking spaces

Terms

A new full repairing and insuring lease to be made available for a term to be agreed.

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

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