FTDJOHNS

To Let



TRADE COUNTER UNIT TO LET

Unit 12B

Denvale Trade Park,
Crawley, RH10 1SS

TO LET

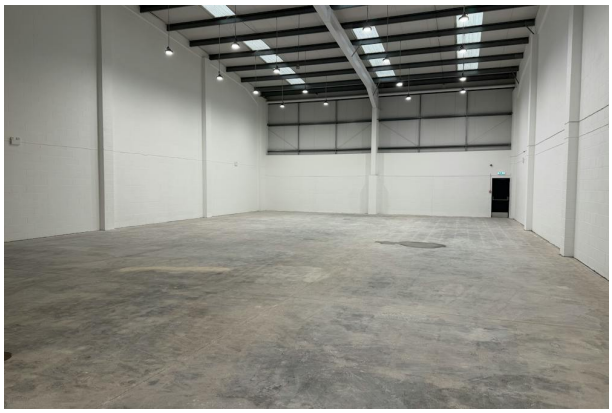
5,021 sq ft

- Purpose built trade park
- Edge of town location
- To be fully refurbished
- Min eaves 6m, max 7.3
- 9 parking spaces

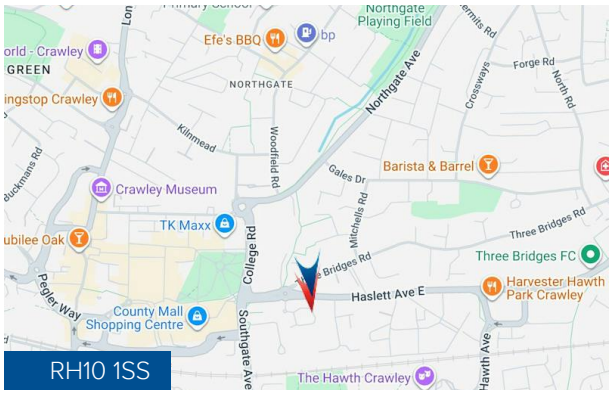
Unit 12B, Denvale Trade Park, Crawley, RH10 1SS

Summary

Available Size	5,021 sq ft
Rent	£25 per sq ft pax plus VAT.
Rates Payable	£8.95 per sq ft 01.04.2026 - 31.03.2027.
Rateable Value	£81,000
Service Charge	£1.73 per sq ft plus VAT for the year to 31.12.2026.
Estate Charge	£0.17 per sq ft plus VAT. Insurance charge.
EPC Rating	B (36)







Description

Denvale Trade Park was constructed in 2001 and provides a purpose built scheme of 18 trade counter units. Unit 12B is to be refurbished and will be available in early 2027. 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	Availability
Ground - Warehouse	4,539	421.69	Available
1st - Office	482	44.78	Available
Total	**5,021**	**466.47**	

Specification

To be refurbished throughout
Min eaves 6m, max 7.3m
9 parking spaces

Terms

A new lease is 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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