



Unit 3 Betchworth Works

Ifield Road, Crawley, RH6 0DX

Newly refurbished Industrial/Business Unit

2,045 sq ft
(189.99 sq m)

- Freehold with vacant possession
- Newly refurbished/fitted with new roof/windows
- Semi-rural location, close to Gatwick Airport
- On-site parking provision
- External decorations to be completed

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Summary

Available Size	2,045 sq ft
Price	£429,500
Rates Payable	£11,102.75 per annum Interested parties are advised to contact Mole Valley District Council on 01306 879293 or www.molevalley.gov.uk to verify this information.
Rateable Value	£22,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Location

Betchworth Works is a small industrial estate situated on the west side of Ifield Road approximately 500 ms from the junction with The Street and the village of Charlwood, immediately to the west of Gatwick Airport.

The town centres of Crawley and Horley are within 6 kms and Gatwick Airport and Junction 9A of the M23 are within approximately 5 kms.

Description

A newly refurbished terraced Business Unit with mezzanine offices and 3 designated car parking spaces on a small popular industrial estate, located just to the west of Gatwick Airport.

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.

Specification

- Newly fitted separate male & female WCs / Shower
- Newly fitted kitchen
- Galley kitchen to industrial area
- Electric loading door
- New gas fired boiler / Double glazing
- Security alarm
- Rewired/electric heating & LED dimmable lighting

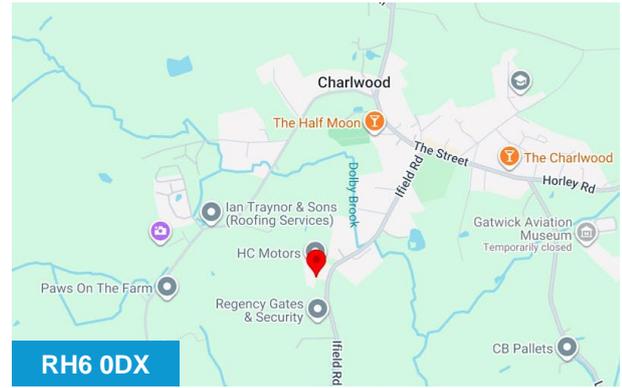
Accommodation

The approximate gross internal floor area of the unit is:

Floor/Unit	sq ft	sq m
Ground	1,170	108.70
1st	875	81.29
Total	2,045	189.99

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



Viewing & Further Information



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