

TO LET

**INDUSTRIAL UNIT
WITH YARD/CAR PARKING
257.72 SQ M (2,774 SQ FT)**

26A Stephenson Way, Crawley, RH10 1TN



Summary

Available Size	2,774 sq ft
Rent	£30,000 per annum exclusive
Business Rates	From April 2026 the Rateable Value will be £23,750 with a UBR of 43.2 p in £
EPC Rating	E (118)

Location

The premises are located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town, situated equidistant between London and Brighton. Stephenson Way is a popular industrial estate, benefiting from being located close to the M23.

Description

The premises comprise a steel profile industrial unit with insulated roof, providing predominantly open plan ground floor accommodation with the benefit of a mezzanine. The unit has the following amenities:

Specification

- 24/7 access
- Concrete floor
- Roller shutter door (4.57 m wide x 3.19 m high)
- Min eaves height of 5.13 m and maximum of 7.08 m
- Translucent light panels
- LED lighting
- WC's
- Reception and a separate office
- Yard at front/parking for circa 7 cars

Accommodation

The accommodation comprises the following gross internal floor areas:

Description	sq ft	sq m
Ground Floor	2,321	215.63
Mezzanine	453	42.09
Total	2,774	257.72

Lease

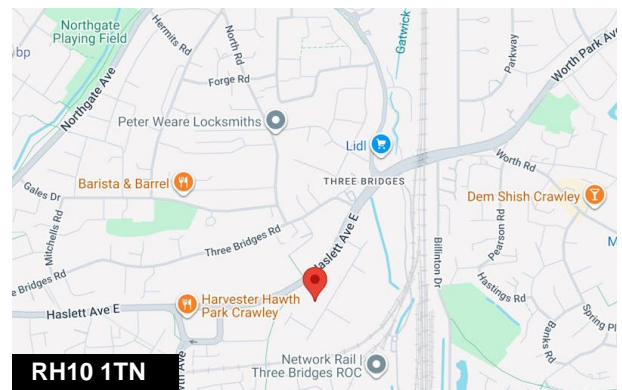
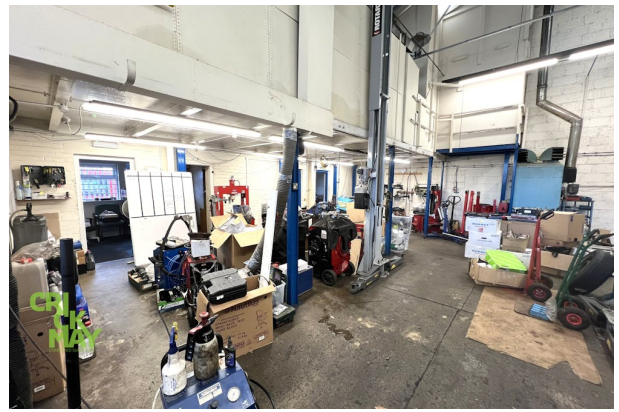
A new fully repairing and insuring lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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