

# To Let

# Modern Trade Counter Building To Be Refurbished

- Purpose built modern trade park
- Three phase electricity
- Mezzanine floor
- · Allocated car parking
- New key point...

# Unit 1B, Denvale Trade Park

Hasslett Avenue, Crawley, RH10 1SS

4,599 sq ft

427.26 sq m

Reference: #144683



# **Unit 1B, Denvale Trade Park**

Hasslett Avenue, Crawley, RH10 1SS







#### Summary

Available Size	4,599 sq ft / 427.26 sq m
EPC	B (34)

#### Description

The Denvale Trade Park was constructed in 2001 and provides a purpose built scheme of 18 trade / warehouse units.

Unit 1B is available and of steel portal frame with block infill construction and external profile steel cladding elevations and roof with roof lights. There is also a substantial mezzanine floor.

#### Location

Denvale Trade Park is situated on Haslett Avenue (A2220) in a very prominent town centre location adjoining the new Crawley library and just 100 yards from County Mall Shopping Centre. The main Manor Royal Estate is within 1 mile and access to the motorway network is via J10 of M23 just 2 miles distance.

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:

Description	sq ft	sq m
Ground floor	2,600	241.55
Mezzanine	1,999	185.71
Total	4,599	427.26

# **Specification**

- Purpose built modern trade park
- Prominent
- Air-conditioning
- Mezzanine floor
- Suspended ceilings
- · Recessed lighting
- · Three phase electricity
- Male and female WCs
- Allocated car parking

#### Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

# **Legal Costs**

Each party will be responsible for their own legal costs incurred in this transaction.

## **Oliver Hockley**

020 3147 6040 | 07704 687459 Oliver.Hockley@jll.com

# Peter Davidson

07920 597574 peter.davidson@jll.com

## Michael Deacon-Jackson (FTDJOHNS)

07939 136 295 mdj@ftdjohns.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Agentsinsight / Generated on 29/09/2025