



TRADE COUNTER/WAREHOUSE IN CRAWLEY TOWN CENTRE

14 Denvale Trade Park

Haslett Avenue East,
Crawley, RH10 1SS

WAREHOUSE, TRADE COUNTER TO LET

4,681 sq ft

- Modern trade park
- Prominent town centre location
- Close to Crawley rail station
- Min eaves height 20ft (6m)
- First floor offices

14 Denvale Trade Park, Haslett Avenue East, Crawley, RH10 1SS

Summary

Available Size	4,681 sq ft
Rent	£17.50 per sq ft pax plus VAT
Rates Payable	£5.01 per sq ft
Rateable Value	£47,000
EPC Rating	C (66)

Description

Unit 14 comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with first floor offices. Access is gained via a single sectional up and over door and a separate personnel entrance.

Location

Denvale Trade Park is located very prominently on the south side of Haslett Avenue (A2220), one of the main routes in and out of Crawley town centre.

Alongside is the Country Mall Shopping Centre and the site immediately joins a major public car park. Within about 400m is Crawley mainline station. Current occupiers on the estate include Easy Bathrooms and City Plumbing.

Accommodation

The accommodation comprises the following:

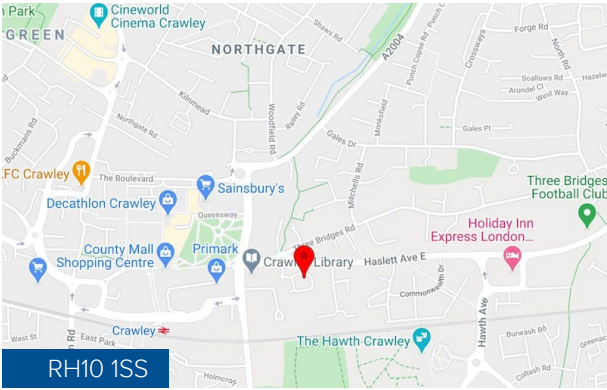
Name	sq ft	sq m
Ground - Trade Counter/Warehouse	4,204	390.56
1st - Offices	477	44.31
Total	4,681	434.87

Specification

- Purpose built unit
- Minimum eaves height 20ft (6m)
- Single sectional up and over door
- Open plan first floor office with suspended ceiling and recessed LED lighting
- Male and female WCs
- Car parking

Terms

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



Viewing & Further Information

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