



23 Queensway

Crawley, RH10 1EE

Substantial Town Centre Retail Unit

60,910 sq ft
(5,658.72 sq m)

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard
- Splits available

Summary

Available Size	60,910 sq ft
Rent	Rent on application
Rates Payable	£129,315 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£233,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Location

The subject property is located in a 100% prime, corner position at the junction of Queensway and The Pavement and close to Queens Square and County Mall Shopping Centre. Other nearby occupiers include New Look, Poundland, Decathlon and Metro Bank. Public car parks are close by and the bus and railway stations are within 400ms. Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Description

The subject premises, previously occupied by Marks & Spencer is a substantial, prominent and prime retail units, with extensive upper parts. The ground floor is open plan from front to rear, with separate storage area, leading to a service yard. The first floor is part retail and break out staff areas. The second floor is part retail, former cafe and storage. The third floor is fitted as office accommodation.

Lease

Available on a new full repairing and insuring lease on terms to be agreed.

Services

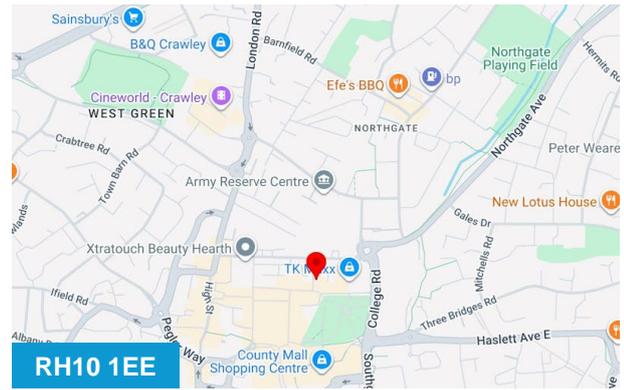
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	19,370	1,799.53
1st	Retail	18,678	1,735.24
2nd	Retail	18,403	1,709.69
3rd	Office	4,459	414.25
Total		60,910	5,658.71

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 address before solicitors are instructed.



Viewing & Further Information



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