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PROPERTY PEOPLE

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Unit 1 Stockwell Centre, Stephenson Way, Crawley RH10 1TN

FOR SALE: BUSINESS UNIT ON POPULAR ESTATE - 2,987 SQ FT (277.50 SQ M)

# LOCATION



The unit is located off Stephenson Way, on the eastern side of Crawley, within 2 kms of the town centre and just off Haslett Avenue, the main road linking Crawley and Three Bridges.

The property is ideally situated, close to all major communication systems and less than 1 km from Three Bridges Station on the busy London-Brighton line. Gatwick Airport is approximately 4 kms to the north and Junctions 10 and 11 of the M23 are within 3 kms.

## Description

The premises comprise an end of terrace, two storey light industrial/warehouse unit of steel frame construction with extended first floor office accommodation over the front and middle sections of the warehouse, situated on an Estate of 11 similar units. The unit benefits from a forecourt/loading area and 5 car parking spaces.

## Key Features

- Up & over loading door & 3 Phase power
- Corner unit on popular Estate
- Extended first floor offices
- 5 car spaces plus loading

## Accommodation

The gross internal floor areas, are as follows:

Ground Floor: 1,804 sq ft (167.60 sq m)

First Floor: 1,183 sq ft (109.90 sq m)

**Total: 2,987 sq ft (277.50 sq m)**

## Amenities

- 3 phase power
- Up & over loading door
- 5 car spaces plus forecourt loading area
- Gas fired central heating
- Maximum eaves height - 22ft
- Minimum eaves height - 18ft

## Price

Available freehold with vacant possession. Price on application.

## 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.

## EPC

Rating D - 89

## Business Rates

Rateable Value: £31,250

Rates Payable: £15,593.75 (2024/25)

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will not be payable.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.



## AML

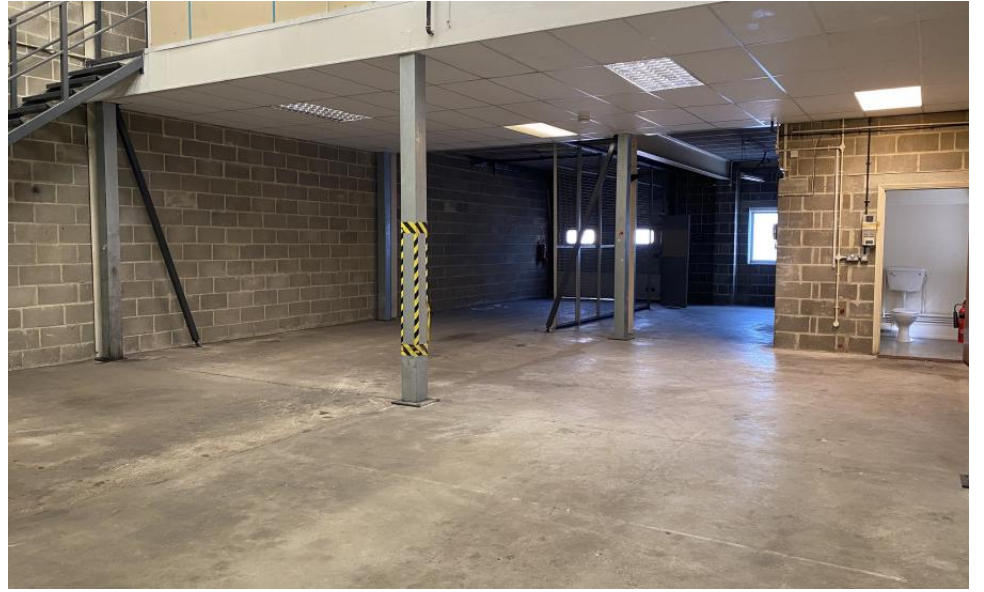
The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
gravesjenkins.com



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