



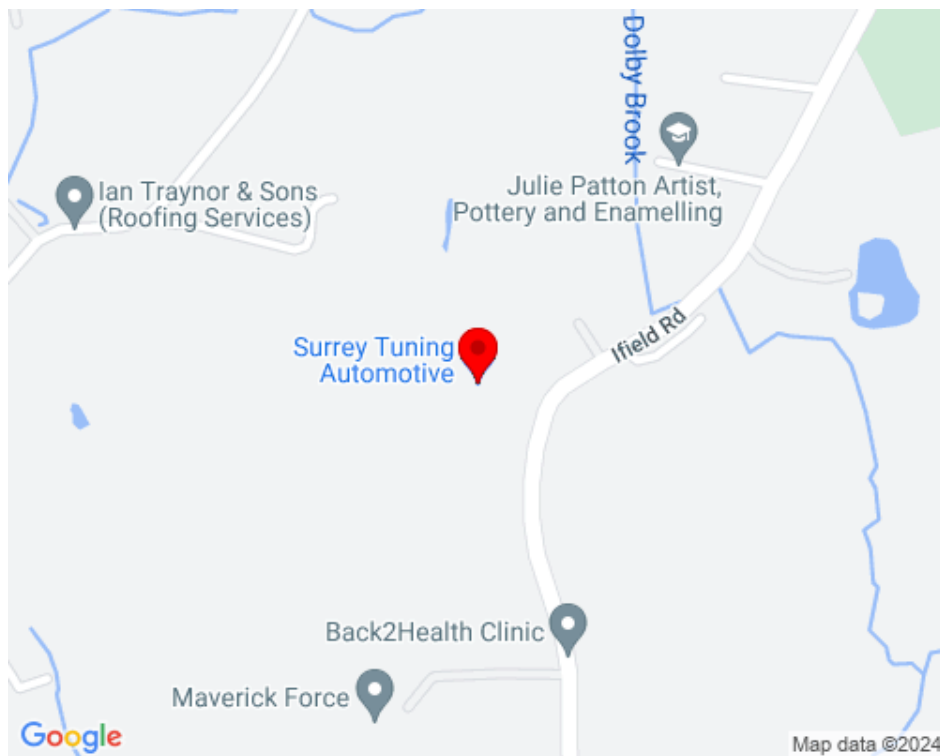
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Unit 3 Betchworth Works, Ifield Road, Charlwood, RH6 0DX  
INDUSTRIAL/BUSINESS UNIT - 2045 SQ FT (190.0 M2)

# LOCATION



Betchworth Works is a small industrial estate situated on the west side of Ifield Road approximately 500 ms from the junction with The Street and the village of Charlwood, immediately to the west of Gatwick Airport.

The town centres of Crawley and Horley are within 6 kms and Gatwick Airport and Junction 9A of the M23 are within approximately 5 kms.

## Description

An end of terrace Business Unit with mezzanine offices and 3 designated car parking spaces. The property also includes an adjacent yard/plot (previously used for additional parking) on a small popular industrial estate, located just to the west of Gatwick Airport

## Key Features

- Freehold with vacant possession
- Semi-rural location, close to Gatwick Airport
- Adjacent plot/yard with development potential
- On-site parking provision

## Accommodation

The approximate gross internal floor area of the unit is:

**Ground Floor:** 1,170 sq ft (109.7 m<sup>2</sup>)

**First Floor:** 875 sq ft (81.3 m<sup>2</sup>)

**Total:** 2,045 sq ft (190.0 m<sup>2</sup>)

**N.B.** A concrete block wall has been built on the inner side of the flank and rear elevations of part of the ground floor warehouse space as an additional security feature, which has been ignored in the calculation of the gross internal floor area.

## Amenities

- Adjacent plot/yard plus on-site parking

- Separate Male & Female WCs
- Fitted kitchen
- Loading and pedestrian doors
- Gas fired space heating
- Double glazing
- Security alarm and window grilles

## Planning

Class B1/B8 use. Planning consent was granted on 6 May 2005 (Ref: MO/2005/0261) for the development of an extension to the existing unit, to form a new office/warehouse extending to approximately **1.600 sq ft (148.5 m<sup>2</sup>)**. This consent has now lapsed.

Further information and plans etc on application.

## Price

Offers are invited in excess of **£375,000 (Three Hundred and Seventy Five Thousand Pounds)**.

## 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 E - 124



## Business Rates

Rateable Value: £14,250

Rates Payable: £7,110.75 (2022/2023)

Small business rate relief may be available for qualifying businesses. For further information we recommend interested parties contact Mole Valley District Council on 01306 879293 or [www.molevalley.gov.uk](http://www.molevalley.gov.uk) to verify this information.

## VAT

VAT may be payable on the terms quoted (TBC).

## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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