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Leacroft, 117 Ifield Road, West Green, Crawley RH11 7BP

TO LET: FORMER DAY NURSERY - 2347 SQ FT (218.04 M2) PLUS PORTACABIN ACCOMMODATION



# LOCATION



The property is situated in West Green, a mainly residential area approximately 1 mile to the west of Crawley town centre. Crawley General Hospital is within approximately a quarter of a mile.

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

A two storey late Victorian detached extended property including substantial portacabin accommodation previously occupied as a Doctors Surgery and most recently as a children's Day Nursery. The property provides parking for at least 11 cars on site (more if parked in tandem).

## Key Features

- Immediately available on new lease
- Considered suitable for alternative uses (STPC)
- Ample car parking
- Good range of accommodation

## Accommodation

The approximate net internal floor areas are as follows:

**Ground Floor:** 1,320 sq ft (122.63 m2)

**First Floor:** 1,027 sq ft (95.41 m2)

**Total: 2,347 sq ft (218.04 m2)**

**Portacabin:** 590 sq ft (54.81m2)

## Lease

A new lease is available on terms to be agreed.

## Rent

Rent 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 - 76

## Business Rates

Rateable Value: £44,250

Rates Payable: £22,080.75 (2023/24)

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

## VAT

VAT will not be payable (TBC)

## Legal Fees

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



## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE