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Unit 1 Enterprise Court, Metcalf Way, Crawley RH11 7RW  
TO LET: BUSINESS UNIT (USE CLASS E) - 1,014 SQ FT (94.20 M2)

# LOCATION



The property is situated on the Enterprise Court Business Park in Metcalf Way, off County Oak Way, just beyond County Oak Retail Park.

The Estate is within 250 ms of the A23 which provides excellent access to London Gatwick Airport, approximately 5 kms to the north and Crawley town centre, approximately 3.5 kms to the south.

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 property comprises a 2 storey corner business unit in a block of similar premises, situated on a popular Estate, just off County Oak and within 3 miles of Gatwick Airport. The 1st floor comprises mainly open plan air conditioned office accommodation and the ground floor comprises warehouse/storage accommodation.

**On the instructions of Crawley Borough Council.**

## Key Features

- New lease - flexible terms
- Three car parking spaces
- Manual roller shutter door
- 3 phase electricity supply

## Accommodation

The gross internal floor area is as follows:

### Ground Floor

Warehouse/storage: 507 sq ft (47.1 m<sup>2</sup>)

### First Floor

Offices (open plan): 507 sq ft (47.1 m<sup>2</sup>)

**Total:** 1,014 sq ft (94.20 m<sup>2</sup>)

### External

3 car spaces plus loading

## Lease

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease, subject to appropriate alterations to reflect agreed terms and conditions.

## Rent

**£16,225 per annum exclusive**

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

## 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 - 110

## Business Rates

Rateable Value: £16,250

Rates Payable: £8,108.75 (2023/24)



## VAT

VAT will be payable on the terms quoted.

## 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.





GET IN TOUCH  
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