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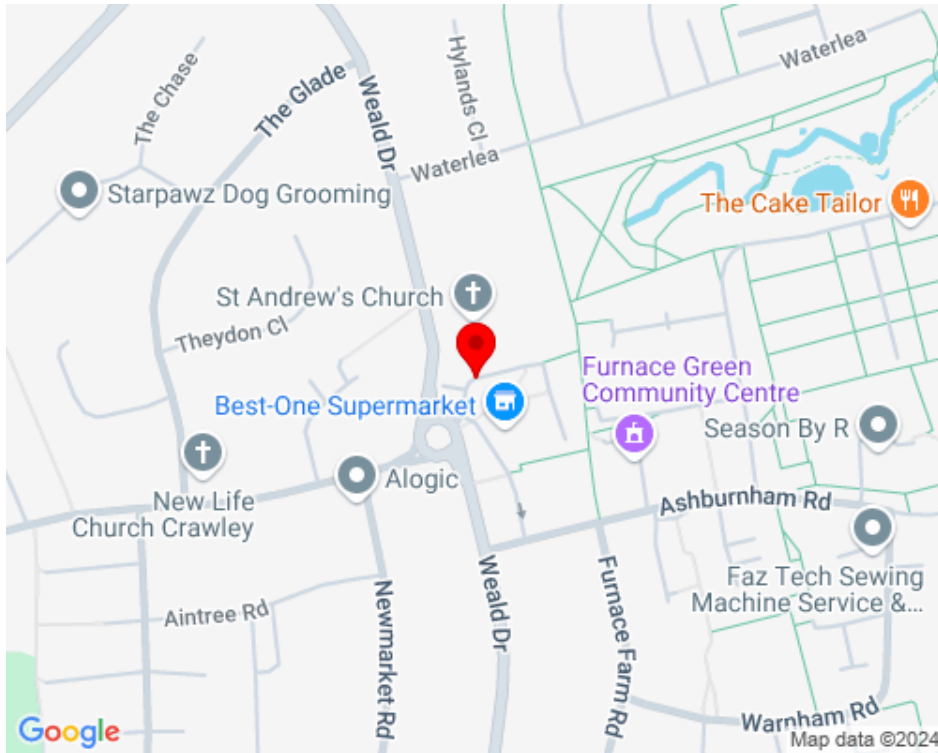
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Furnace Place, Furnace Green, Crawley RH10 6HE

TO LET: STORAGE/DISTRIBUTION UNIT WITH SELF-CONTAINED SECURE YARD - 2,015 SQ FT (187.23 SQ M)

# LOCATION



The property is located to the rear of Furnace Green Parade which comprises 11 shops let to a good mix of multiple and local retailers and the Charcoal Public House within the predominantly residential area of Furnace Green, approximately half a mile from Crawley town centre. The parade is located just off Weald Drive, which provides a link to the A2220 and Three Bridges railway station.

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 detached business/warehouse unit constructed of brick outer faced walls under a flat roof and set within a secure gated self-contained yard.

## Key Features

- Secure yard area
- 3 phase power supply
- Minimum eaves height - 16'4" (5.0m)
- New lease
- Suitable for variety of uses (STP)

## Accommodation

The unit provides a main storage area, ground floor office, kitchenette and two WCs providing a total ground floor area of 1,685 sq ft (156.6 sq m). Mezzanine offices extend to approximately 330 sq ft (30.6 sq m).

Total gross internal area: 2,015 sq ft (187.2 sq m)

## Use

The premises currently benefit from storage and distribution use under use Class 'E'. The premises are also considered suitable for a variety of other uses, subject to planning and all other consents. Further information on application.

## Lease

A new full repairing and insuring lease is available 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

**£30,000 per annum exclusive**

## Rent Deposit

A 6 month rent deposit will be required by the landlord.

## 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 - 90

## Business Rates

Rateable Value: £21,750

Rates Payable: £10,853.25 (2024/25)



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 be payable on the terms quoted (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



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