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PROPERTY PEOPLE

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Unit 9 Enterprise Court, Metcalf Way, Crawley RH11 7RW
LEASE ASSIGNMENT: WAREHOUSE UNIT WITH YARD & PARKING - 3,142 SQ FT (291.90 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 self-contained single storey, clear span warehouse unit situated in a terrace of four similar units on a popular Estate. There is loading and parking to the front.

Key Features

- Clear span warehouse
- Electric roller shutter door
- 3 phase electricity supply
- Un-restricted hours of use

Accommodation

The net internal floor area is 3,142 sq ft (291.90 m²)

Lease

Assignment of lease expiring on 18 December 2034. A copy of the existing lease is available upon application.

Premium

£10,000

Passing Rent

£23,500 per annum exclusive

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 - 99

Business Rates

Rateable Value: £23,250

Rates Payable: £11,601.75 (2023/24)

VAT

VAT will be payable on the terms quoted.

Legal Fees

Incoming tenant (assignee) is liable to cover the landlord and outgoing tenant's (assignor) legal fees.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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