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Unit 8 Enterprise Court, Metcalf Way, Crawley RH11 7RW  
TO LET: WAREHOUSE UNIT ON POPULAR ESTATE - 3,143 SQ FT (292 SQ M)

# 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
- Max eaves height of 4.95m
- 3 phase electricity supply
- Un-restricted hours of use

## Accommodation

The gross internal floor area is 3,143 sq ft (292 sq m).

## 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

£34,500 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 C - 55

## Business Rates

Rateable Value: £23,750

Rates Payable: £11,851.25 (2025/26)

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.

## Legal Fees

The ingoing tenant to make a contribution of £1,000 to cover the Landlord's legal fees.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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