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PROPERTY PEOPLE

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23 Queensway, Crawley, West Sussex RH10 1EE

TO LET: SUBSTANTIAL TOWN CENTRE RETAIL UNIT - 60,910 SQ FT (5,658.72 SQ M) - MAY SPLIT

# LOCATION

The subject property is located in a 100% prime, corner position at the junction of Queensway and The Pavement and close to Queens Square and County Mall Shopping Centre. Other nearby occupiers include New Look, Poundland, Decathlon and Metro Bank. Public car parks are close by and the bus and railway stations are within 400ms.

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 subject premises, previously occupied by Marks & Spencer is a substantial, prominent and prime retail units, with extensive upper parts. The ground floor is open plan from front to rear, with separate storage area, leading to a service yard. The first floor is part retail and break out staff areas. The second floor is part retail, former cafe and storage. The third floor is fitted as office accommodation.

## Key Features

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard
- Splits available

## Accommodation

The approximate internal areas are as follows:

Ground floor: 19,370 sq ft (1,799.53 sq m)

1st floor: 18,678 sq ft (1,735.24 sq m)

2nd floor: 18,403 sq ft (1,709.69 sq m)

3rd floor: 4,459 sq ft (414.25 sq m)

**Total: 60,910 sq ft (5,658.72 sq m)**

## Lease

Available on a new full repairing and insuring lease 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 - 89

## Business Rates

Rateable Value: £233,000

Rates Payable: £129,315 (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

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

## AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

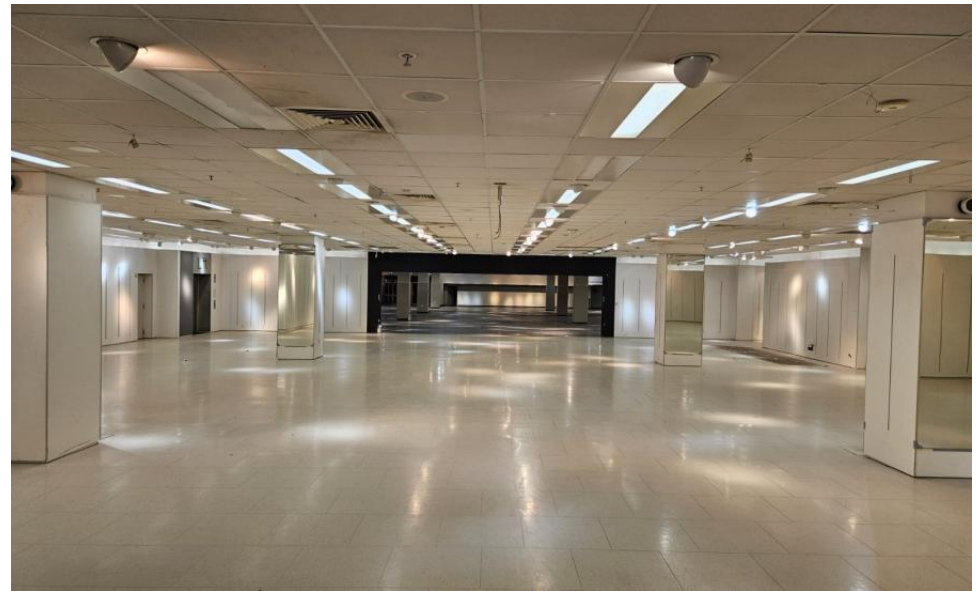
Strictly via prior appointment through sole Agents Graves Jenkins.













GET IN TOUCH  
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