



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Former BRC Building, West Green Drive, Crawley RH11 7DL
TO LET: DETACHED COMMERCIAL PREMISES - 833 SQ FT (77.36 M2)

LOCATION



The property is situated in a prominent position on West Green Drive. Crawley town centre is in close proximity. The neighbourhood is served by a small parade of shops, public house, primary school and West Green park. Crawley Hospital is nearby and Crawley railway station and bus terminus are within approximately 0.5 miles.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 118,000, extending to over 160,000 persons within a 10kms radius.

Description

A detached single storey building comprising an open plan office area, further office, two stores, kitchen and separate male / female / disabled WC facilities.

Key Features

- Available on a new lease
- Close to town centre
- Potentially suitable for a range of uses subject to planning enquiries
- Prominent roadside position

Accommodation

The net internal floor area is approximately **833 sq ft (77.36 m2)**.

Amenities

- Kitchen & disabled cloakroom
- Gas fired central heating
- Double glazed
- On-site parking for two cars (in tandem)
- Rear enclosed garden/yard area

Lease

Available on a new full repairing and insuring lease from Crawley Borough Council on terms to be agreed. A 6 month rent deposit will be required.

Rent

£16,660 per annum exclusive (£20 per sq ft)

Planning

Applicants are advised to make enquiries of the Local Planning Authority to verify that their proposed use of the property is not in breach of planning.

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.

Business Rates

A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

Rateable Value: £2,550

Rates Payable: £1,272.45 (2023/2024)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

EPC

Rating C - 71

VAT

VAT is not applicable.

Legal Fees

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

Viewing Arrangements

Via prior appointment through Sole Agents Graves Jenkins - 01293
401040









GET IN TOUCH
gravesjenkins.com



Thomas Neal

01293 401040
07402 029513
neal@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
Crow Place
17 Brighton Road
Crawley
West Sussex
RH10 6AE