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West Green Community Hall, Town Barn Road,
Crawley RH11 7XG

TO LET: COMMUNITY HALL SUITABLE FOR A RANGE OF USES - 2,004 SQ FT (186.16 M2)

LOCATION



The property is situated on the corner of Town Barn Road and West Green Drive in West Green. The West Green 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 link detached single storey building comprising a community hall, six offices/stores, a kitchen and separate male / female /disabled WC facilities. The premises include a car park with 8 spaces, a courtyard garden and a further grass area fronting West Green Drive.

Key Features

- Available on a new lease
- Rarely available community hall premises
- Potentially suitable for a range of uses including community, worship, training, nursery and fitness subject to planning enquiries
- Car parking and outside space

Accommodation

The net internal floor area is approximately 2,004 sq ft (186.16 m2) but the gross internal floor area, including cloakrooms and circulation is 3,070 sq ft (285.17 m2).

Amenities

- Kitchen & disabled cloakroom
- Gas fired central heating and double glazing
- Car park
- Open plan community hall
- Outside space

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

£26,500 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 C - 67

Business Rates

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

Rateable Value: £6,000

Rates Payable: £2,994 (2023/2024)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we



recommend interested parties contact Crawley Borough Council on
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

VAT is not applicable.

Legal Fees

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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