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## Millpond Adventure Playground Building, Collins Road, Bewbush, Crawley RH11 8FN

TO LET: STANDALONE SINGLE STOREY BUILDING ON LARGE PLOT - 1,316 SQ FT (122.21 M2) PLUS STORE AND  
LAND OF 0.31 ACRES

# LOCATION



Crawley is a town with a population of around 118,500 residents (2021 Census). It is situated in the north of West Sussex close to the Surrey border. It has a well established commercial and industrial community and enjoys excellent transport links to the M23, M25, Gatwick Airport and the main London to Brighton rail link. In addition, Crawley benefits from many forms of indoor and outdoor leisure facilities including K2 Leisure Centre, The Hawth theatre and Tilgate Park.

Bewbush is located in the south west of Crawley. The area is home to a young and diverse population of more than 9,000 residents and is well linked to Crawley town centre, Manor Royal Business District and Gatwick Airport by the Fastway bus service.

Millpond Adventure Playground building in Bewbush is situated beside large areas of open space and recreation ground and was built as part of the Heart of Bewbush Neighbourhood Regeneration Project.



## Description

Standalone single storey community centre sat on a large plot adjacent to the Millpond and Adventure Playground with an external rear garden.

## Key Features

- Open to variety of use
- Versatile building
- Large plot

## Accommodation

The gross internal floor area is approximately:

Main building: 1,316 sq ft (122.21 m<sup>2</sup>)

Garage/Store: 272 sq ft (25.24 m<sup>2</sup>)

The land adjacent, to be allocated with the premises, is c. 0.31 acres.

The Adventure Playground is not demised and remains communal for the general public to use.

## Use

Interested parties are advised to make their own planning enquiries.

## Rent

Open to offer by Informal Tender. Rent will be payable quarterly in advance on the usual quarter days by Direct Debit.

## Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

## Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Thursday 21 March 2024**.

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

A copy of the Council's standard lease, which will form the basis of the lease for this letting can be inspected at the Town Hall. For details please contact Kevin Cockram (01293 438365 – [kevin.cockram@crawley.gov.uk](mailto:kevin.cockram@crawley.gov.uk))

Tender & Credit Search Form - [click here to download](#)

## Lease

A new full repairing and insuring lease 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 & Conditions).

## 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 B - 41

## Business Rates

Rateable Value: £11,750

Rates Payable: £5,863.25 (2023/24)

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](http://www.crawley.gov.uk) to verify this information.

## VAT

We are told the premises is not VAT registered.

## Legal Fees

The tenant to contribute towards the landlord's legal fees incurred.

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









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[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



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