



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



Unit H Thomas Hill Yard, Tilgate Place, Crawley RH10 5BH  
TO LET: WORKSHOP/STORAGE UNIT - 305 SQ FT (28.33 SQ M)

# LOCATION



The premises are situated adjacent to smaller units in the mostly residential area of Tilgate and located to the rear of Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a public house.

Junction 11 of the M23 and Crawley Station are located within 2 kms of the property and Gatwick Airport is situated just 5 kms to the north.

## On the Instructions of Crawley Borough Council

### Description

Lock-up workshop/storage unit situated behind Tilgate Parade within a former builder's yard complex of five other similar units with shared use of WCs and kitchenette.

### Key Features

- Secure yard
- Shared use of kitchen and W.Cs
- Suitable for storage or light industry

### Accommodation

The gross internal floor area is approximately 305 sq ft (28.33 sq m).

### Lease

Available on a new lease on flexible terms to be agreed.

### Rent

£6,000 per annum exclusive

### Rent Deposit

A rent deposit will be required as a standard condition of any letting equal to 6 months rent plus VAT.

### 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 E - 112

### Business Rates

Rateable Value: £4,200

Rates Payable: £2,095.80 (2024/25)

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

VAT will be payable on the terms quoted.

## Legal Fees

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

## 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.







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.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