



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



40 Linchmere Place, Crawley, RH11 0EX

INDUSTRIAL/WAREHOUSE PREMISES

LOCATION



Linchmere Place is located in the popular neighbourhood of Ifield, just off Parham Road and to the rear of Ifield Drive shopping parade approximately 2 miles west of Crawley town centre. The A23 (Crawley Avenue) and Ifield railway station are circa 0.5 miles distant. Junction 11 of the M23 is within about 3 miles.

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.

Linchmere Place comprises a number of commercial buildings located behind Ifield Drive neighbourhood shopping parade which provides a range of convenience stores and food outlets.

Description:

On the instructions of Crawley Borough Council

Steel portal frame industrial/warehouse unit with brick external elevations and a secure yard to the front, up and over loading door and ancillary accommodation.

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.

Rent Deposit

A rent deposit will be required from the ingoing tenant equal to 6 months rent.

Key Features:

- Secure gated yard
- 6 car parking spaces & loading
- 3 phase power
- Considered suitable for a variety of uses within Class E/B8

Rent:

£38,500 per annum

Terms:

Available on a new full repairing and insuring lease for a term to be agreed, but otherwise subject to our client's standard form of lease.

Specifications:

- Secure gated yard
- Parking for 6 cars & loading
- Eaves: max 5.19m / min 3.91m
- Office & cloakroom block
- Up & over loading door
- 3 phase power
- Close to Ifield shopping parade

Business Rates:

Rateable Value: £37250

Rates Payable: £16092 per annum

Interested parties are advised to contact Crawley Borough Council
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 costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves



Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD