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PROPERTY PEOPLE

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Linchmere Place, Ifield, Crawley, RH11 0EX

OFFICES, STORES AND TRADE COUNTER WITH GATED YARD

LOCATION



Linchmere Place is located in Ifield adjacent to Ifield Avenue which provides access to Crawley Avenue and Ifield Station circa 0.5 miles distant. The property is approximately 2 miles west of Crawley town centre. Crawley has a current residential population of approximately 100,000 persons extending to 161,000 within a 10 mile 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

The premises comprise a Gate House office, a single storey main office building, including a front foyer, kitchen and 2 WCs, storage and a trade counter within a gated yard providing ample parking, just off Ifield Drive, to the west of Crawley Town Centre.

Business Rates

Main Building

Rateable Value: £13,500; Rates Payable: £5,832 (2026/27)

Storage

Rateable Value: £14,000; Rates Payable: £6,048 (2026/27)

Gatehouse

Rateable Value: £2,850; Rates Payable: £1,231.20 (2026/27)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

Key Features:

- Range of flexible accommodation
- Dual access, gated yard
- Immediately available
- New lease - flexible terms
- Class E use
- Considered suitable for a variety of uses.

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Main office	1,182	109.81
Ground Floor Gate House	165	15.33
Ground Floor Storage/Sales	1,413	131.27
Total	2,760	256.41

Rent:

£38,650 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.

Rent Deposit

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

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.

VAT:

VAT is To be confirmed

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 tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.













GET IN TOUCH
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