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Unit 2, 5 - 7 Brighton Road, Crawley, RH10 6AE
NEW BUSINESS/RETAIL UNIT (B1/A2 USES) - 2,188 SQ FT (203.27 M2)

LOCATION



Located to the northern end of Brighton Road in a mixed tertiary retail, office and residential location adjacent to the level crossing within the main retail/commercial town centre of Crawley located to the south of the same. The High Street, Crawley bus station and mainline railway station and the town centre's extensive shopping facilities are all within a short walk.

Crawley benefits from good road and rail communications with frequent rail services to London and the south coast (London Victoria approximately 40 minutes and Gatwick Airport approximately 10 minutes). Gatwick Airport is also within approximately 10 minutes drive time.

Description

New business/retail unit with extensive frontage to Brighton Road just to the south of the level crossing and close to Crawley town centre. The unit is fitted to shell & core condition and provide flexible space ready for occupier fit out requirement.

The adjoining unit is now occupied as a Dental Surgery

Key Features

- New development providing flexible accommodation
- Considered suitable for a variety of uses (STPC)
- Available to rent or buy

Accommodation

The unit is finished to shell & core condition ready for occupiers specific fit out requirements and comprise the **2,188 sq ft (203.27 m2)** net internal floor area measured in accordance with the RICS Code of Measuring Practice.

2 car parking spaces (inc. 1 disabled) located at the rear.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

Alternatively, the unit is offered for sale on a long leasehold basis (new 299 year lease at a peppercorn ground rent).

Rent

£35,000 per annum exclusive

Price

£372,500 (Three Hundred and Seventy Two Thousand Five Hundred Pounds)

Planning

Current planning permits the unit to be used for Class B1 (Office) or A2 (Professional & Financial Services). Alternative uses might be considered subject to all necessary consents being obtained.

Business Rates

To be assessed. Further information on application

VAT

VAT will be payable on the terms quoted.

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.





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gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



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