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8 Reynolds Place, West Green, Crawley, RH11 7HB  
COMPACT BUSINESS/WORKSHOP UNIT - 180 SQ FT (16.72 M2)

# LOCATION



The property is situated adjacent to other commercial occupiers in a mainly residential area to the rear of Ewhurst Road retail parade approximately, 1km west of Crawley town centre.

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.

## Description

The property comprises a single storey business/workshop unit with a small shared yard area to the rear and communal WC facilities, situated to the rear of Ewhurst Road retail parade, just to the west of Crawley Hospital and the town centre

## Key Features

- Economic rent
- Flexible terms

## Accommodation

The approximate gross internal floor area is 180 sq ft (16.72 m2)

## Terms

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

## Rent

Rent on application.

## Rent Deposit

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

## Service Charge

The tenant will be liable to pay a proportion of any costs incurred by the landlord in connection with the repair/maintenance of common/shared parts.

## Business Rates

Rateable Value: £1,650

Rates Payable: £823.35 (2021/22)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. 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 chargeable on the rent and other sum payable under the lease (TBC)

## 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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