



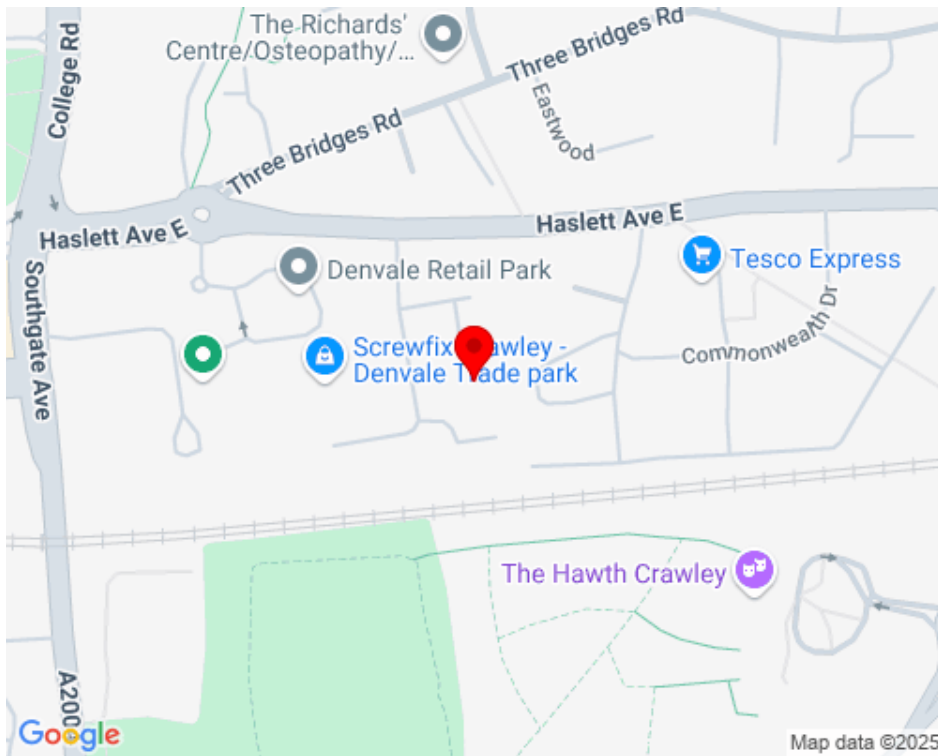
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PROPERTY PEOPLE

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Units 1 & 2 Spindle Court, Spindle Way, Crawley RH10 1AX  
INDUSTRIAL WAREHOUSE UNIT (B1(C), B2 OR B8 USE) - 4,055 SQ FT (376.72 M2)

# LOCATION



Mill Court is located in Spindle Way just on the eastern edge of Crawley town centre, just off Haslet Avenue (A2220) linking Crawley town centre with Three Bridges.

The town centre's extensive shopping facilities, bus terminal and railway station are within a short walking distance. Junctions 9 and 10 of the M23 are approximately 3 miles and 1.5 miles distant respectively and Gatwick Airport is approximately 3 miles to the north. Three Bridges railway station is approximately 1 mile to the east.

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

Available due to relocation

Two industrial units now combined to form one unit, benefitting from B2 use, situated within a mixed commercial area close to Crawley town centre.

## Key Features

- Close to Crawley town centre
- 3 phase power supply
- 11 parking spaces and loading
- 2 full height loading doors

## Accommodation

The approximate gross internal floor area is **4,055 sq ft (376.72 m2)**.

## Amenities

- Adjoining Denvale Trade Park close to Crawley town centre
- Two full height electric loading doors
- 3 phase power
- 5.5m minimum eaves height
- 11 car parking spaces plus loading area

## Terms

Available by way of assignment of the existing lease.

## Rent

**£43,750 per annum exclusive**

## Service Charge

There is a nominal Estate service charge. Further information on application.

## 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 C - 63

## Business Rates

Rateable Value: £30,000

Rates Payable: £14,970 (2021/22)

Interested parties are advised to contact Crawley Borough Council  
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.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







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