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Unit 6 Kingsland Court, Three Bridges, Crawley, RH10 1HZ
BUSINESS UNIT (CLASS 'E') - 590 SQ FT (54.8 M2)

LOCATION



Kingsland Court is prominently and conveniently located on the southern side of Three Bridges Road at the junction with Jubilee Walk less than 1 mile to the east of Crawley town centre.

Junction 10 of the M23 motorway is approximately 1 mile distant offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south. Three Bridges mainline railway station is nearby providing direct access to Gatwick Airport, London and the south coast.

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

A ground floor business unit with designated parking just off Three Bridges Road within the Kingsland Court development. Kingsland Court is situated to the east of Crawley town centre and a short distance from local amenities and Three Bridges mainline railway station.

Key Features

- Immediately available
- 2 parking spaces
- Considered suitable for a variety of uses
- Available on flexible terms

Accommodation

The approximate net internal floor area is **590 sq ft (54.8 m2)**

Lease

Available on new effectively full repairing and insuring lease on terms to be agreed. Further details on application.

Rent

£10,325 per annum exclusive

Planning

The premises benefit from Class 'E' use and could be suitable for a variety of alternative uses, subject to any further necessary consents.

Service Charge

A service charge will be payable to include repairs and maintenance of common areas. 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.

Business Rates

The premises are currently included with the adjoining unit under a single assessment. A separate assessment will be made on completion of the letting and it anticipated that the assessment will be under £12,000.

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 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.





GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Thomas Neal

01293 401040
07402 029513
neal@graves-jenkins.com



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