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1 The Pavilions, Brighton Road, Pease Pottage, Crawley,
West Sussex RH11 9BJ

TO LET: SELF-CONTAINED BUSINESS UNIT - 1,338 SQ FT (124.31 M2)

LOCATION



The Pavilions, a Business Park of 7 similar units, is located on the west side of Brighton Road (B2114) just to the south of Horsham Road and is adjacent to the A23/M23, a quarter of a mile south of Junction 11. London Gatwick Airport is within 5 minutes drive and Crawley town centre is only 3 miles distant. The M23 provides excellent access to the M25 in the north and A23 to the south coast.

The Pavilions is directly south of the village of Pease Pottage and approximately 1 mile north of the village of Handcross. Crawley town centre and railway station are within approximately 2.5 miles to the north.

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.

SAT NAV: RH11 9BJ

Description

The property comprises a semi-detached single storey office building within a secure, gated site, originally built in 2003 of modern specification including acoustic suspended ceiling, Cat II lighting, ceiling mounted air conditioning units, electrical wall mounted heating, perimeter trunking, double glazing, kitchenette, disabled WC.

Key Features

- Suitable for a variety of uses
- Adjacent to A23/M23
- Flexible accommodation
- Flexible terms

Accommodation

The net internal floor area is approximately 1,338 sq ft (124.31 m²).

Internally the accommodation has been divided into various administrative treatment rooms by way of demountable studwork partitioning. The current configuration of the premises includes a front reception area, two cloakrooms, kitchenette, two offices and two treatment rooms. There are no structural walls within the premises and the internal layout can therefore be altered at relatively low cost to suit the nature of future occupation as required.

Amenities

- Gated development
- 8 designated car spaces
- Part air conditioned

Lease

Available on a new full repairing and insuring lease on terms to be agreed. Further information on request.

Rent

£24,000 per annum exclusive

Service Charge

There is a service charge payable in relation to the landlord maintaining and repairing the access way, car parking, drains and common parts of The Pavilions Estate. 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

B - 42

Business Rates

Rateable Value: £13,750

Rates Payable: £6,861.25 (2025/26)

Small business rate relief is applicable for qualifying businesses. 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

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
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