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4 & 5 Kingsland Court, Three Bridges Road, Crawley RH10 1HL  
TO LET: PROMINENT RETAIL UNIT - 1,300 SQ FT (120.8 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 flexible ground floor business unit which is currently being used as a soft play centre/cafe, but also lends itself to a variety of uses including retail and offices. The property benefits from wood effect flooring, ample power points, a kitchenette with splashback and suspended ceiling with inset lighting.

Kingsland Court is a short distance from many local amenities including newsagents, cafes and convenience store and Three Bridges mainline railway station is a short walk away.

## Key Features

- Conveniently located - available immediately
- Suitable for a variety of different uses
- 4 designated parking spaces

## Accommodation

The floor area is approximately **1,300 sq ft (120.8 m2)**

## Tenure

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

## Rent

**£20,000 per annum exclusive**

## Planning

It is understood that the premises benefit from Use Class 'E' and is considered suitable for a variety of uses within that use class.

## Service Charge

A service charge is payable to include repairs and maintenance of common areas. Further details 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 D - 80

## Business Rates

The premises are currently rated to include the adjoining units under a single assessment. A revised assessment will be required on completion of the letting. interested parties are advised to make their own enquiries as to what rates may be payable and what relief may be available to them. Crawley Borough Council can be contacted on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) should any interest parties wish to investigate this further.



## 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 Agents Graves Jenkins.





GET IN TOUCH  
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