



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](http://gravesjenkins.com)



19-21 Queensway, Crawley, RH10 1EB  
TOWN CENTRE RETAIL UNIT

# LOCATION



The property occupies an excellent trading position on the corner of Queensway and The Pavement, opposite Marks & Spencer and close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have recently benefitted from the completion of a major refurbishment of the public realm, which have greatly enhanced the local area.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant 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 retail unit with extensive return frontage to The Pavement, which links The Boulevard and Queensway/Queens Square.

## Lease

Available on a new effectively full repairing and insuring lease on other terms to be agreed. 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.

## Key Features:

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	3,664	340.40	Total	3,664	340.40
------------	------	-----	--------------	-------	--------	-------	-------	--------

## Rent:

£75,000 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs





GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD