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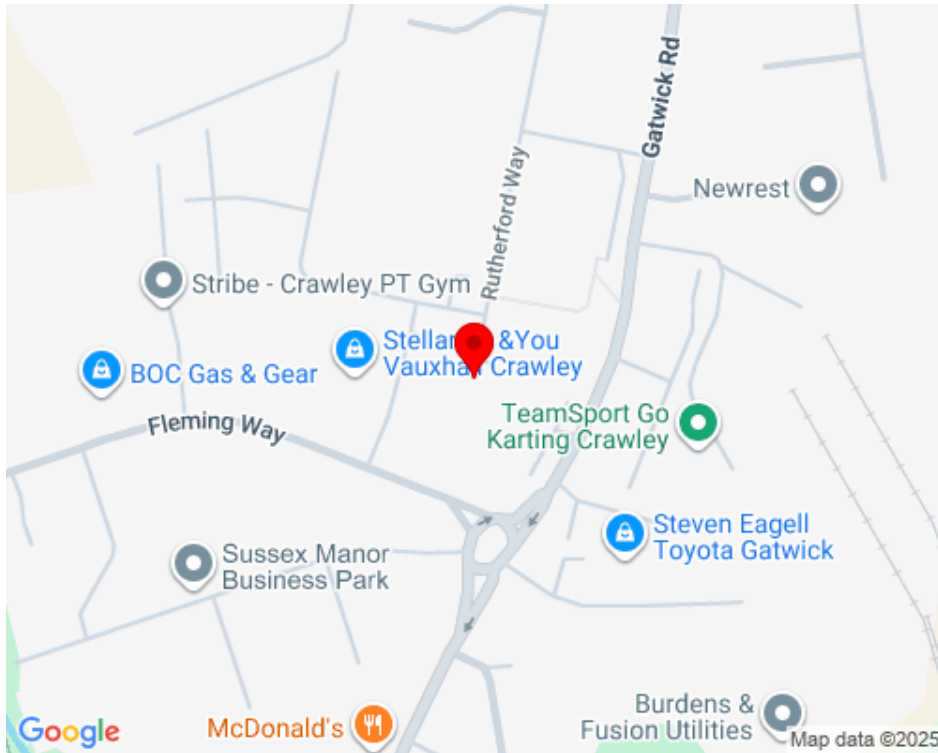
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Unit 4 Raleigh Court, Priestley Way, Crawley RH10 9PD

TO LET / MAY SELL: MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT - 2,283 SQ FT (212.04 M2)

# LOCATION



The property is situated on an established Estate of 18 relatively similar units located in the heart of Crawley's Manor Royal Business District.

Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2km to the south east proving easy access to the M25 and Gatwick approximately 3km to the north.

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. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley.

## Description

A mid-terrace industrial/warehouse unit, comprising trade-counter'/office to the front and a mezzanine floor fitted.

## Key Features

- 3 phase electricity supply/Gas supply
- Double glazed windows
- Up & over loading door / Loading area
- 2 parking spaces
- Excellent eaves height

## Accommodation

The gross internal floor area is approximately as follows:

**Ground Floor:** 1,218 sq ft (113.13 m2)

**Mezzanine (storage):** 1,065 sq ft (98.91 m2)

**Total:** 2,283 sq ft (212.04 m2)

## Lease

Available by way of a new lease on terms to be agreed.

## Rent

**£21,000 per annum exclusive**

## Price

**Alternatively** the freehold with the benefit of vacant possession could be available.

**Offers in excess of £350,000**

## Estate Service Charge

There will be an Estate service charge payable. Further information available upon 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 - 66

## Business Rates

Rateable Value: £13,500

Rates Payable: £6,736.50 (2022/23)

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](http://www.crawley.gov.uk) to verify this information.



## VAT

TBC

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.











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