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PROPERTY PEOPLE

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Leacroft, 117 Ifield Road, West Green, Crawley RH11 7BP

TO LET: FORMER DAY NURSERY - 2347 SQ FT (218.04 M2) PLUS PORTACABIN ACCOMMODATION

LOCATION



The property is situated in West Green, a mainly residential area approximately 1 mile to the west of Crawley town centre. Crawley General Hospital is within approximately a quarter of a mile.

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 two storey late Victorian detached extended property including substantial portacabin accommodation previously occupied as a Doctors Surgery and most recently as a children's Day Nursery. The property provides parking for at least 11 cars on site (more if parked in tandem).

Key Features

- Immediately available on new lease
- Considered suitable for alternative uses (STPC)
- Ample car parking
- Good range of accommodation

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor: 1,320 sq ft (122.63 m2)

First Floor: 1,027 sq ft (95.41 m2)

Total: 2,347 sq ft (218.04 m2)

Portacabin: 590 sq ft (54.81m2)

Lease

A new lease is available on terms to be agreed.

Rent

Rent 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 - 76

Business Rates

Rateable Value: £44,250

Rates Payable: £22,080.75 (2023/24)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will not be payable (TBC)

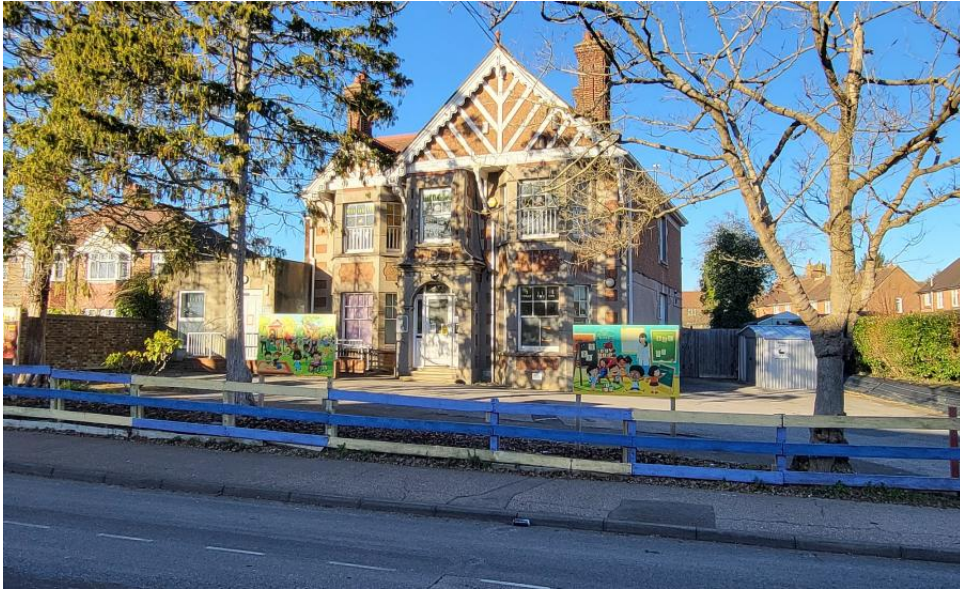
Legal Fees

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

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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