



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



3 Church Walk, Crawley, West Sussex RH10 1HH

TO LET: FIRST FLOOR REFURBISHED STUDIO - 850 SQ FT (79.0 M2)



# LOCATION



The premises are situated in Church Walk, just off the High Street, giving pedestrian access to Crawley's extensive shopping facilities at County Mall Shopping Centre and Queens Square. Rail and bus stations are within 300 ms.

The High Street provides a good mix of retail, restaurant, leisure and financial professional service occupiers. Crawley is located approximately 49 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 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.

## Description

The property provides newly refurbished, self-contained open plan accommodation with exposed roof timbers and electric velux windows providing excellent natural light.

## Key Features

- New lease available
- Popular pedestrian thoroughfare in town centre
- Immediately available
- Close proximity of County Mall and railway station
- Double glazing
- Security alarm (not tested)
- Air conditioning (not tested)
- Fully carpeted
- Kitchenette
- Shower facilities

## Accommodation

The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is 850 sq ft (79.0 m2).

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed.

## Rent

**£12,000 per annum exclusive**

## 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 E - 114

## Business Rates

Rateable Value: £9,100

Rates Payable: £4,540 (2023/24)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. 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

We are advised that VAT is not currently payable.

## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE