



graves  
jenkins  
PROPERTY PEOPLE

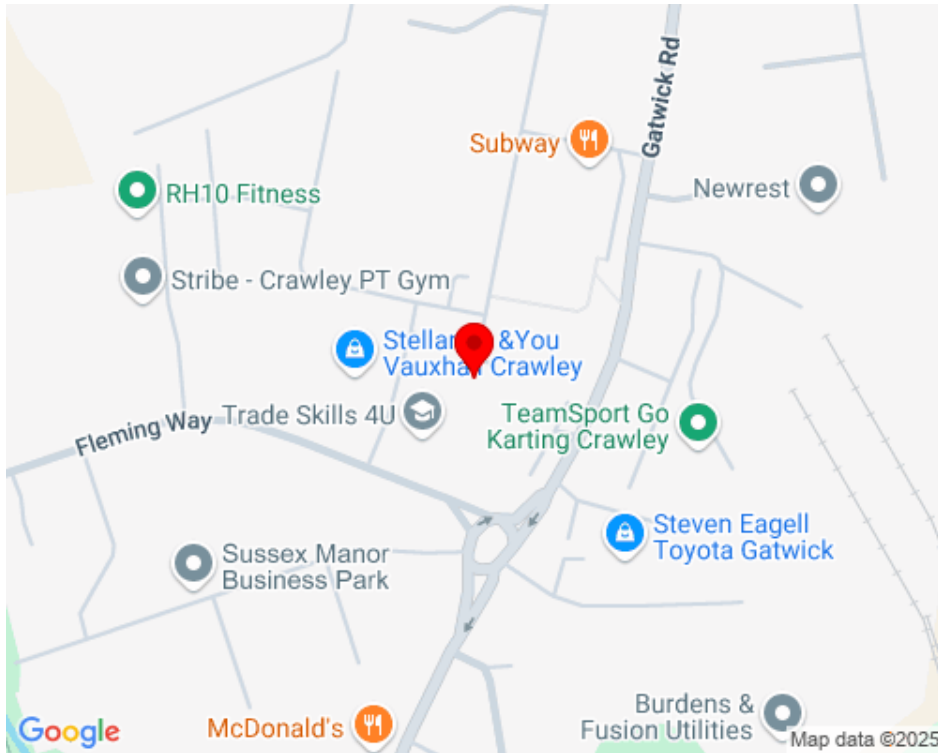
gravesjenkins.com



Units 10 & 11 Raleigh Court, Priestley Way, Crawley RH10 9PD

FOR SALE: ADJOINING INDUSTRIAL/WAREHOUSE UNITS - 2,020 SQ FT (300.65 M2) - (4,153 SQ FT (508.1 M2) -  
AVAILABLE COMBINED OR SEPARATELY

# LOCATION



The units are 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

Mid-terrace industrial/warehouse units currently interconnecting at ground floor level. The units can readily be reinstated as two separate units. Unit 10 is currently well fitted out as mainly air conditioned offices including a large meeting room and ancillary accommodation including a full height storage area.

Unit 11 currently comprises ground floor workshop/warehouse and storage space with mezzanine offices and stores above part.

## Key Features

- 3 phase electricity supply
- Double glazed windows
- Up & over loading door
- Loading area
- 3 parking spaces (per unit)
- Units interconnecting (ground floor level)
- Gas fired central heating (Unit 10)
- Air conditioning (Unit 10)

## Accommodation

The gross internal floor areas are approximately as follows:

### Unit 10 - NOW UNDER OFFER

Ground Floor: 1,150 sq ft (106.85 m<sup>2</sup>)

Mezzanine: 1,083 sq ft (100.59 m<sup>2</sup>)

**Total: 2,133 sq ft (207.44 m<sup>2</sup>)**

### Unit 11

Ground Floor: 1,227 sq ft (113.95 m<sup>2</sup>)

Mezzanine: 793 sq ft (186.70 m<sup>2</sup>)

**Total: 2,020 sq ft (300.65 m<sup>2</sup>)**

## Price

Offers in excess of £755,000 for both units.

Unit 10 - £390,000 - NOW UNDER OFFER

Unit 11 - £365,000

## Estate Service Charge

There will be an Estate service charge payable. It is understood that the current charge is approximately £800 per annum per unit. 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

Unit 10 - Rating C (61)

Unit 11 - Rating D (78)

## Business Rates

### Unit 10

Rateable Value: £17,000

Rates Payable: £8,483 (2023/24)

### Unit 11

Rateable Value: £23,250

Rates Payable: £11,601.75 (2023/24)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this  
information.

## VAT

Unit 10 - VAT **NOT** applicable

Unit 11 - VAT applicable

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



David Bessant

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



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



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