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PROPERTY PEOPLE

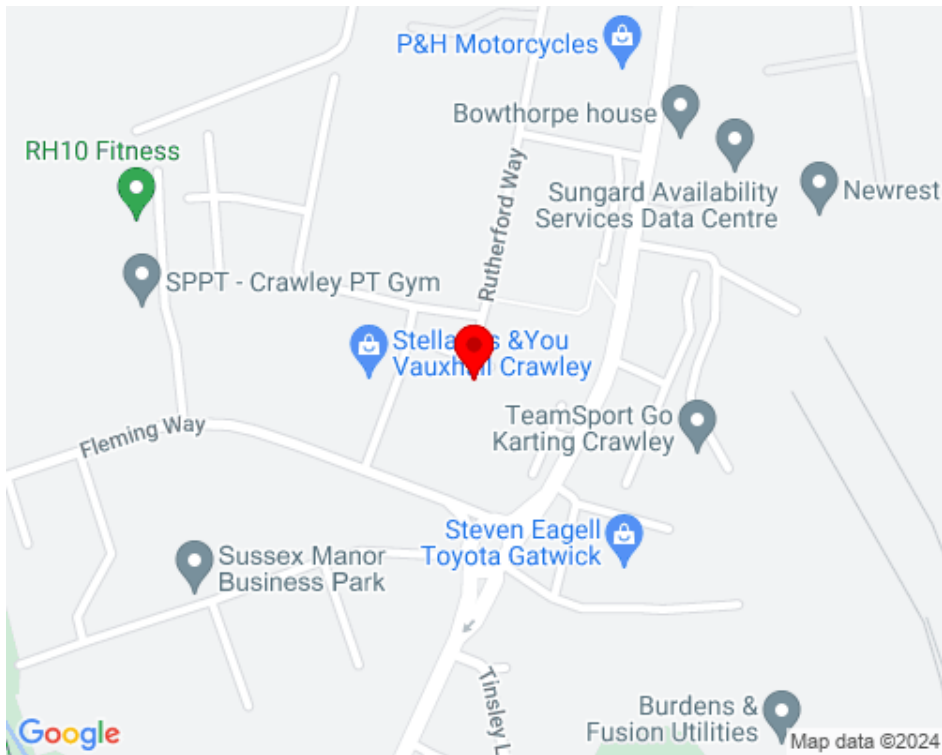
gravesjenkins.com



Unit 11 Raleigh Court, Priestley Way, Crawley RH10 9PD

FOR SALE: INDUSTRIAL/WAREHOUSE UNIT - 2,020 SQ FT (300.65 M2)

# LOCATION



The unit 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

Mid-terrace industrial/warehouse unit comprising ground floor workshop/warehouse and storage space with mezzanine offices and stores above part.

## Key Features

- 3 phase electricity supply
- Gas supply (capped off)
- Double glazed windows
- Up & over loading door / Loading area
- 3 parking spaces
- Kitchenette & WC on each floor

## Accommodation

The gross internal floor areas are approximately as follows:

Ground Floor: 1,227 sq ft (113.95 m2)

Mezzanine: 793 sq ft (186.70 m2)

**Total: 2,020 sq ft (300.65 m2)**

## Price

Offers in excess of £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. 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 D (78)

## Business Rates

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

VAT is applicable

## Legal Fees

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



## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.













GET IN TOUCH  
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