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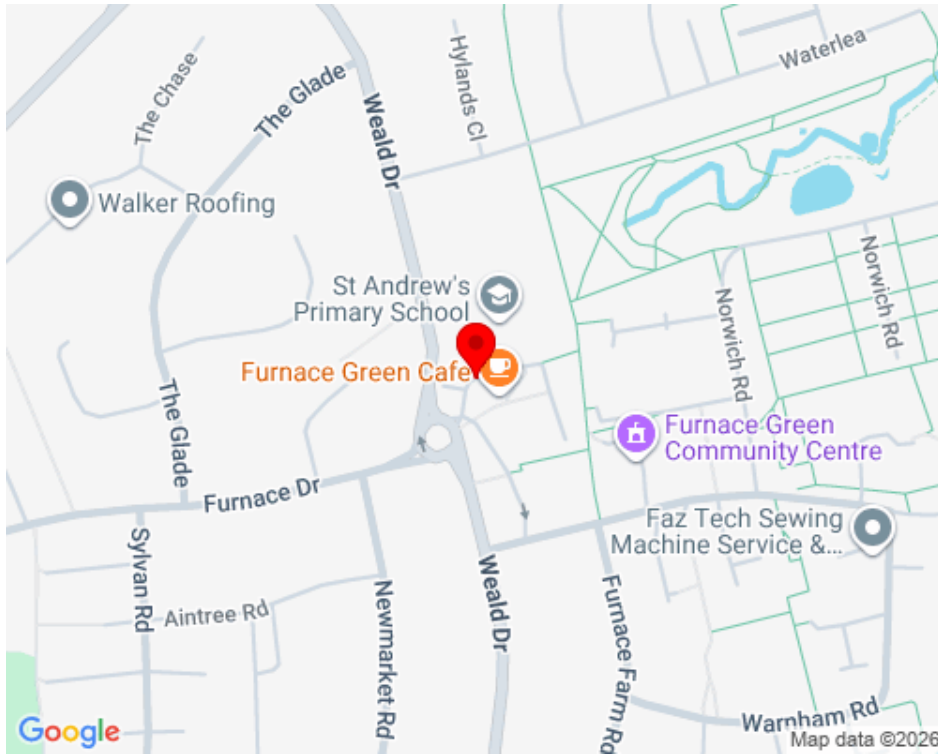
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Furnace Place, Furnace Green, Crawley RH10 6HE

TO LET: STORAGE/DISTRIBUTION UNIT WITH SELF-CONTAINED SECURE YARD - 2,015 SQ FT (187.23 SQ M)

LOCATION



The property is located to the rear of Furnace Green Parade which comprises 11 shops let to a good mix of multiple and local retailers and the Charcoal Public House within the predominantly residential area of Furnace Green, approximately half a mile from Crawley town centre. The parade is located just off Weald Drive, which provides a link to the A2220 and Three Bridges railway station.

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 detached business/warehouse unit constructed of brick outer faced walls under a flat roof and set within a secure gated self-contained yard.

Key Features

- Secure yard area
- 3 phase power supply
- Minimum eaves height - 16'4" (5.0m)
- New lease
- Suitable for variety of uses (STP)

Accommodation

The unit provides a main storage area, ground floor office, kitchenette and two WCs providing a total ground floor area of 1,685 sq ft (156.6 sq m). Mezzanine offices extend to approximately 330 sq ft (30.6 sq m).

Total gross internal area: 2,015 sq ft (187.2 sq m)

Use

The premises currently benefit from storage and distribution use under use Class 'E'. The premises are also considered suitable for a variety of other uses, subject to planning and all other consents. Further information on application.

Lease

A new full repairing and insuring lease is available for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed terms and conditions).

Rent

£30,000 per annum exclusive

Rent Deposit

A 6 month rent deposit will be required by the landlord.

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 - 90

Business Rates

Rateable Value: £21,750

Rates Payable: £10,853.25 (2024/25)



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

VAT

VAT will be payable on the terms quoted (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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