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1-3 Kingsland Court, Three Bridges Road, Crawley RH10 1HL

TO LET: RETAIL / CAFE - 1,917 SQ FT (178.10 M2)

# LOCATION



Kingsland Court is prominently and conveniently located on the southern side of Three Bridges Road at the junction with Jubilee Walk less than 1 mile to the east of Crawley town centre.

Junction 10 of the M23 motorway is approximately 1 mile distant offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south. Three Bridges mainline railway station is nearby providing direct access to Gatwick Airport, London and the south coast.

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 ground floor retail unit with prominent frontage to Three Bridges Road to the east of Crawley town centre, available on a new lease. The premises are previously occupied as a Cafe but are considered suitable to accommodate a variety of uses subject to necessary consents

## Key Features

- 1 allocated car parking space available
- Considered suitable for a variety of uses STP
- Operated as a café currently with extraction fitted
- Splits available, by negotiation

## Accommodation

The net internal floor area has been calculated as 1,917 sq ft (178.10 m2), in accordance with the RICS Code of Measuring Practice.

## Lease

A new, effectively full repairing and insuring lease for a term to be agreed.

## Rent

£35,000 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

TBC

## Business Rates

Rateable Value: £25,500

Rates Payable: £12,724.50 (2025/26)

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 may 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.











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