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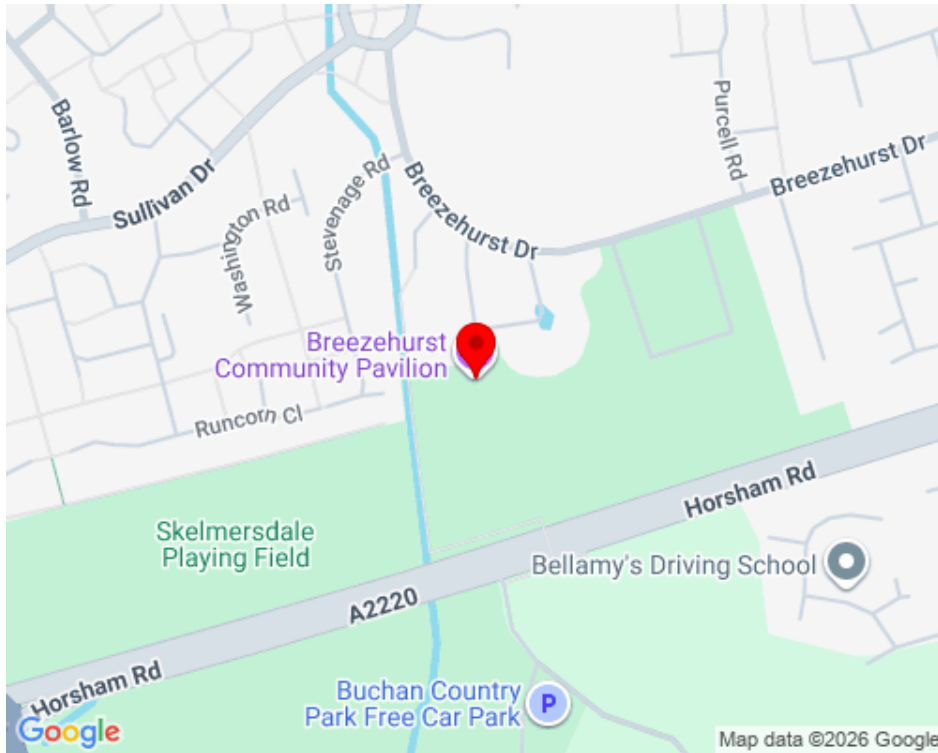
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Breezehurst Community Pavilion, Breezehurst Drive, Crawley  
RH11 8ZH

TO LET: SPORTS FACILITY/PAVILION - 3,895 SQ FT (361.8 SQ M)

# LOCATION



Crawley is a town with a population of around 106,000 residents. It is situated in the north of West Sussex close to the Surrey border. It has a well established commercial and industrial community and enjoys excellent transport links to the M23, M25, Gatwick Airport and the main London to Brighton rail link. In addition, Crawley benefits from many forms of indoor and outdoor leisure facilities including K2 Leisure Centre, The Hawth theatre and Tilgate Park.

Bewbush is located in the south west of Crawley. The area is home to a young and diverse population of more than 9,000 residents and is well linked to Crawley town centre, Manor Royal Business District and Gatwick Airport by the Fastway bus service.

The Breezehurst Community Pavilion in Bewbush is situated beside large areas of open space and recreation ground and was built as part of the Heart of Bewbush Neighbourhood Regeneration Project.

## ON THE INSTRUCTIONS OF CRAWLEY BOROUGH COUNCIL

### Description

The building is a large two storey community building finished to a very high standard with sports changing areas and ancillary accommodation/WCs on the ground floor and a large first floor social/function space with kitchen facilities and ancillary accommodation/WCs. It provides excellent facilities, and is ideally positioned for a wide range of community, social and/or sporting activities.

### Key Features

- New lease on flexible terms
- Suitable for a variety of sports related uses
- Potential use of playing fields to be included.

### Accommodation

The ground floor comprises four large team changing rooms, each with associated fully accessible shower facilities and WCs. In addition there are two fully equipped referee changing rooms with separate showers and WCs. The ground floor also benefits from a reception area, further WC provision for male, female and disabled users, and one internally accessed and two externally accessed large storage areas.

#### Ground Floor Accommodation

Changing Room 1: 340 sq ft

Changing Room 2: 326 sq ft

Changing Room 3: 326 sq ft

Changing Room 4: 340 sq ft

Ref Changing Room: 80 sq ft

Ref Changing Room: 80 sq ft

Equipment Store 1: 108 sq ft

Equipment Store 2: 113 sq ft

**Sub-Total: 1,713 sq ft**

#### First Floor Accommodation

Main hall/social area: 1,340 sq ft

Meeting room: 231 sq ft

Store room 2: 194 sq ft

Kitchen: 209 sq ft

Store room 1: 194 sq ft

Small store: 14 sq ft

**Sub-Total: 2,182 sq ft**

**Total: 3,895 sq ft**

### Amenities

- Fire & security alarms
- Security roller shutters
- Passenger lift & service lift
- Motion sensor lighting
- Ample parking

### Terms

Available on a new full repairing and insuring lease on terms to be agreed. The lease will be based on the Council's standard

commercial lease (subject to appropriate alterations to reflect the nature of the property and agreed Terms and Conditions).

## Rent

On application.

## Rent Deposit

A rent deposit will be required by the Landlord. Details on 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.

## Outgoings

Tenants will be responsible for the costs of all related utilities, insurances and outgoing. Tenants will also have to arrange and pay for cleaning and refuse disposal.

## Use & Access

The Council wishes to ensure that the Breezehurst Community Pavilion provides an added facility for the residential of Bewbush and Crawley.

Tenants will be expected to provide community, social and/or sporting activities, open to all members of the community. Interested parties are encouraged to make their own enquiries about any necessary planning permissions on 01293 438000.

Joint applications from groups of clubs/organisations looking to share the facilities will be considered. The successful applicant will, if appropriate, have the opportunity to make use of adjacent sports pitches.

## EPC

TBC

## Business Rates

Rateable Value: £14,750

Rates Payable: £7,360.25 (2025/26)

Small business rate relief is applicable for qualifying businesses. 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

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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