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Stanley Business Centre, Kelvin Way, Crawley, West Sussex  
RH10 9SE

TO LET: INDUSTRIAL / TRADE COUNTER / RETAIL WAREHOUSE UNIT - 1,566 SQ FT (145.48 SQ M)

# LOCATION



The property is situated on the popular Manor Royal Business District close to Gatwick Airport.

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

Open plan industrial / trade counter / retail warehouse unit in an established commercial location, with 5 allocated parking spaces.

## Accommodation

The gross internal floor area is approximately 1,566 sq ft (145.48 sq m).

## Lease

New easy in, easy out tenancy or longer term lease available.

## Rent

£30,000 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

Rating C - 68

## Business Rates

Rateable Value: £17,000

Rates Payable: £8,483 (2024/25)

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

VAT may be payable on the terms quoted.

## 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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