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PROPERTY PEOPLE

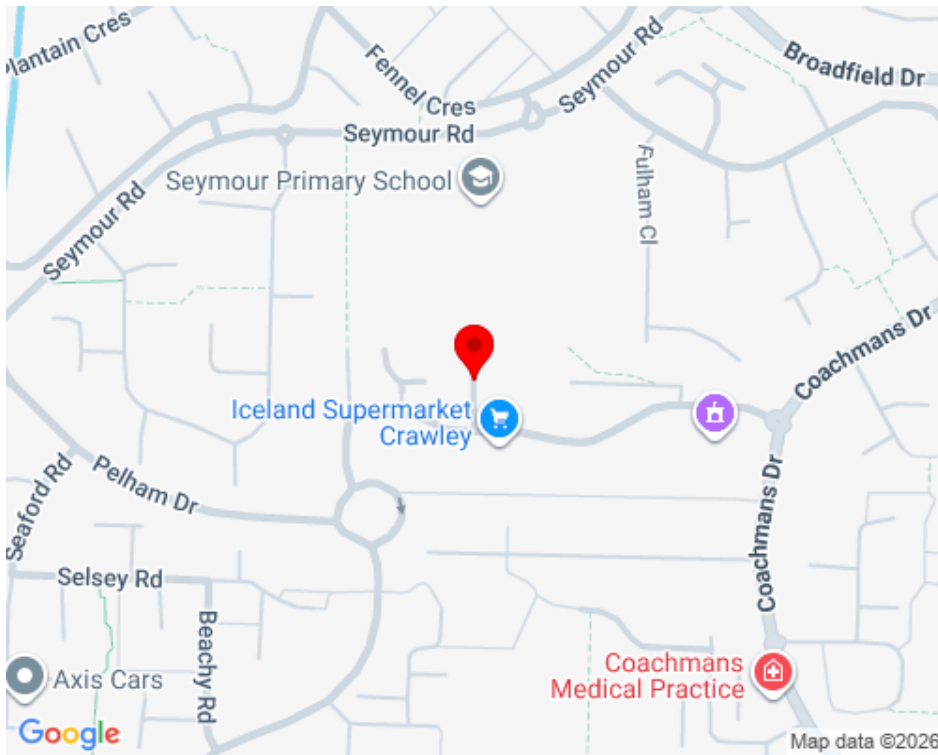
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Unit 15 Pelham Court, Pelham Place, Broadfield, Crawley,  
West Sussex RH11 9SH

FREEHOLD SALE: INDUSTRIAL/WAREHOUSE UNIT - 2,492 SQ FT (231.52 SQ M)

# LOCATION



The property is situated to the rear of Pelham Court, a small industrial estate comprising eight similar industrial/warehouse units within two terraces. Pelham Court is accessed from Pelham Place and is within a mixed use area with the retail amenities of Broadfield Barton immediately to the south.

Junction 11 of the M23 is approximately 2km to the east and the A264 dual carriageway is within 2km to the west. Crawley town centre and Three Bridges mainline railway station are circa 3.5km and 5.5km distant respectively.

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 118,000, extending to over 160,000 persons within a 10kms radius.

## Description

The property comprises an end of terrace light industrial/warehouse unit with first floor office and ancillary accommodation, forecourt loading and parking spaces.

## Key Features

- Rare freehold opportunity
- Suitable for a variety of uses
- 3 phase electricity / gas supply
- Up and over loading door
- 7 parking spaces and loading

## Accommodation

The gross internal floor area is approximately as follows:

Ground floor: Light industrial/warehouse: 1,794 sq ft (166.67 sq m)

First floor: Offices/kitchen: 698 sq ft (64.85 sq m)

**Total: 2,492 sq ft (231.52 sq m)**

External: Forecourt, 7 parking spaces and a side area

## Tenure

Freehold, with vacant possession.

## Price

Offers in excess of £475,000

## Estate Service Charge

There will be an Estate service charge. Further information 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.

## EPC

Rating C - 71

## Business Rates

Rateable Value: £25,000

Rates Payable: £12,475 (2024/25)

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 will be payable on the terms quoted.

## Legal Fees

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

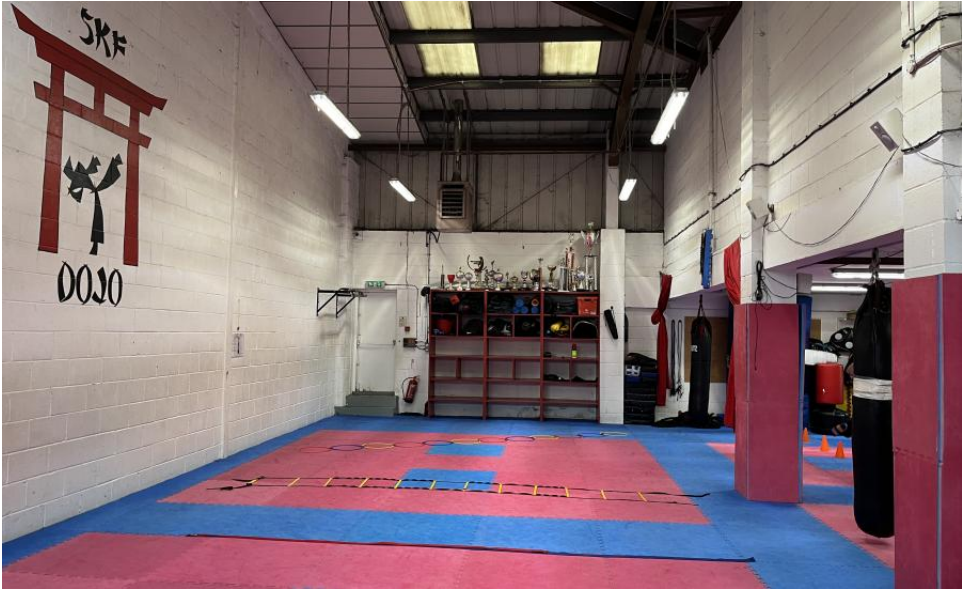
## AML

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  
gravesjenkins.com



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