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PROPERTY PEOPLE

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Unit A Thomas Hill Yard, Tilgate Place, Crawley RH10 5BH

TO LET: WORKSHOP/STORAGE UNIT - 382 SQ FT (35.49 SQ M)

LOCATION



The premises are situated adjacent to smaller units in the mostly residential area of Tilgate and located to the rear of Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a public house.

Junction 11 of the M23 and Crawley Station are located within 2 kms of the property and Gatwick Airport is situated just 5 kms to the north.

On the Instructions of Crawley Borough Council

Description

Lock-up workshop/storage unit situated behind Tilgate Parade within a former builder's yard complex of five other similar units with shared use of WCs and kitchenette.

Key Features

- Secure yard
- Shared use of kitchen and W.Cs
- Suitable for storage or light industry

Accommodation

The gross internal floor area is approximately 382 sq ft (35.49 sq m).

Lease

Available on a new lease on flexible terms to be agreed.

Rent

£7,500 per annum exclusive

Rent Deposit

A rent deposit will be required as a standard condition of any letting equal to 6 months rent plus VAT.

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 - 95

Business Rates

Rateable Value: £5,300

Rates Payable: £2,644.70 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or 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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