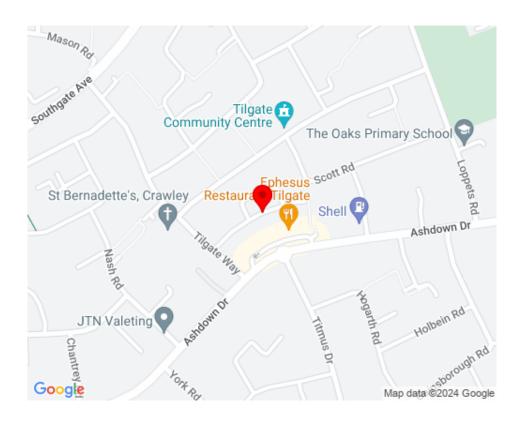






# LOCATION



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.

#### FPC

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.









Alex Roberts

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#### CRAWLEY OFFICE

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