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Unit 2 Stockwell Centre, Stephenson Way, Three Bridges,  
Crawley RH10 1TN

TO LET OR FOR SALE: LIGHT INDUSTRIAL/WAREHOUSE UNIT ON POPULAR ESTATE - 2,387 SQ FT (221.76 SQ M)

# LOCATION



The unit is located within an established development of 11 similar units on the Stephenson Way Industrial Estate, on the eastern side of Crawley, within 2 kms of the town centre and just off Haslett Avenue, the main road linking Crawley and Three Bridges.

The property is ideally situated, close to all major communication systems and less than 1 km from Three Bridges Station on the busy London-Brighton line. Gatwick Airport is approximately 4 kms to the north and Junctions 10 and 11 of the M23 are within 3 kms.

## Description

A mid terrace, two storey light industrial/warehouse unit of steel frame construction. The 1st floor comprises open plan accommodation over part of the ground floor, with a substantial mezzanine storage area within the warehouse. The unit benefits from a small forecourt/loading area and 2/3 car parking spaces with a further 3 designated spaces nearby.

## Accommodation

The approximate gross internal floor areas are as follows:

Ground Floor: 1,735 sq ft (161.18 sq m)

First Floor: 652 sq ft (60.57 sq m)

**Total: 2,387 sq ft (221.76 sq m)**

Mezzanine: 840 sq ft (78.04 sq m)

## Amenities

- Up & over manual roller shutter loading door
- Mezzanine storage
- 3 phase electricity supply
- Perimeter trunking
- Gas central heating
- 6 car parking spaces

## Lease

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

Alternatively consideration may be given to a sale of the freehold with vacant possession. Further information on application.

## 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

To be confirmed.

## Business Rates

Rateable Value: £28,250

Rates Payable: £14,096.75 (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

The proposed tenant/purchaser 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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