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PROPERTY PEOPLE

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23 Queensway, Crawley, RH10 1EE
SUBSTANTIAL TOWN CENTRE RETAIL UNIT

LOCATION



The subject property is located in a 100% prime, corner position at the junction of Queensway and The Pavement and close to Queens Square and County Mall Shopping Centre. Other nearby occupiers include New Look, Poundland, Decathlon and Metro Bank. Public car parks are close by and the bus and railway stations are within 400ms. 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 106,000, extending to over 160,000 persons within a 10kms radius.

Description:

The subject premises, previously occupied by Marks & Spencer is a substantial, prominent and prime retail units, with extensive upper parts. The ground floor is open plan from front to rear, with separate storage area, leading to a service yard. The first floor is part retail and break out staff areas. The second floor is part retail, former cafe and storage. The third floor is fitted as office accommodation.

Lease

Available on a new full repairing and insuring lease on terms to be agreed.

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.

Key Features:

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard
- Splits available

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor19,3701799.53First Floor18,6781735.24Second Floor18,4031709.69Third Floor4,459414.25Total60,9105658.71

Rent:

On Application

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.







GET IN TOUCH
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