



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](http://gravesjenkins.com)



Unit 3a Betchworth Works, Crawley, RH6 0DX

QUALITY SPEC/FITTED FLEXIBLE ACCOMMODATION PLUS 6 PARKING SPACES/STORAGE

# LOCATION



Betchworth Works is a small industrial estate situated on the west side of Ifield Road approximately 500 ms from the junction with The Street and the village of Charlwood, immediately to the west of Gatwick Airport.

The town centres of Crawley and Horley are within 6 kms and Gatwick Airport and Junction 9A of the M23 are within approximately 5 kms.

## Description:

A newly built end of terrace two storey business unit of cavity brick/block construction on a steel frame with concrete floors. The unit provides offices on the first floor and reception, open plan flexible business space and storage on the ground floor.

## 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:

- Freehold with vacant possession
- Semi-rural location, close to Gatwick Airport
- Considered suitable for a variety of uses
- Potential for secure external storage area
- Quality specification/fitted, flexible accommodation
- 6 on-site car parking spaces plus loading

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	1,081	100.43
First Floor	721	66.98	Total	1,802	167.41

## Price:

£495,000

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs







GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD