



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Unit 3 Betchworth Works, Ifield Road, Charlwood RH6 0DX

FOR SALE: NEWLY REFURBISHED INDUSTRIAL/BUSINESS UNIT - 2045 SQ FT (190.0 SQ M)

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 refurbished terraced Business Unit with mezzanine offices and 3 designated car parking spaces on a small popular industrial estate, located just to the west of Gatwick Airport.

Key Features

- Freehold with vacant possession
- Newly refurbished/fitted with new roof/windows
- Semi-rural location, close to Gatwick Airport
- On-site parking provision
- External decorations to be completed

Accommodation

The approximate gross internal floor area of the unit is:

Ground Floor: 1,170 sq ft (109.7 sq m)

First Floor: 875 sq ft (81.3 sq m)

Total: 2,045 sq ft (190.0 sq m)

Amenities

- Newly fitted separate male & female WCs
- Shower
- Newly fitted kitchen
- Galley kitchen to industrial area
- Electric loading door
- New gas fired boiler

- Double glazing
- Security alarm
- Rewired/electric heating & LED dimable lighting

Price

£429,500 (Four Hundred and Twenty Nine Thousand Five Hundred Pounds)

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

TBC

Business Rates

Rateable Value: £22,250

Rates Payable: £11,102.75 (2025/2026)

Interested parties are advised to contact Mole Valley District Council on 01306 879293 or www.molevalley.gov.uk to verify this information.

VAT

VAT may be payable on the terms quoted (TBC).



Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







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