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PROPERTY PEOPLE

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Unit 10 Stockwell Centre, Stephenson Way, Three Bridges,
Crawley RH10 1TN

FOR SALE: INDUSTRIAL UNIT ON POPULAR ESTATE - 2,733 SQ FT (253.9 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 situated 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.

For the exact location use [what3words.com](https://www.what3words.com): rungs.sushi.field

Description

A mid terrace, two storey industrial unit of steel frame construction currently in motor trade/repair use. The first floor provides office accommodation over the front section of the ground floor, with a retro-fitted mezzanine storage area beyond. The unit benefits from a forecourt/loading area and 3 car parking spaces with a further 2 designated spaces closeby.

Accommodation

The approximate gross internal floor areas are as follows:

Ground Floor: 1,765 sq ft (163,97 sq m)

First Floor: 642 sq ft (59.66 sq m)

Mezzanine: 326 sq ft (30.27 sq m)

Total: 2,733 sq ft (253.90 sq m)

Amenities

- Up & over roller shutter loading door
- Mezzanine storage
- 3 phase electricity supply
- EV charging point (internal)
- Perimeter trunking
- Gas central heating
- 5 car parking spaces
- LED lighting

Tenure

Freehold for sale with vacant possession.

Price

Offers invited in excess of £475,000 (Four Hundred and Seventy Five Thousand 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

To be provided.

Business Rates

Rateable Value: £26,000

Rates Payable: £12,974 (2025/26)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will be applicable.

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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