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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: rungs.sushi.field](https://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](http://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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