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PROPERTY PEOPLE

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Unit 2 Enterprise Court, Metcalf Way, Crawley RH11 7RW

TO LET: BUSINESS UNIT (USE CLASS E) - 1,010 SQ FT (93.82 SQ M)

LOCATION



The property is situated on the Enterprise Court Business Park in Metcalf Way, off County Oak Way, just beyond County Oak Retail Park.

The Estate is within 250 ms of the A23 which provides excellent access to London Gatwick Airport, approximately 5 kms to the north and Crawley town centre, approximately 3.5 kms to the south.

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 property comprises a 2 storey corner business unit in a block of similar premises, situated on a popular Estate, just off County Oak and within 3 miles of Gatwick Airport. The 1st floor comprises open plan office accommodation and the ground floor comprises warehouse/storage accommodation and the ground floor comprises warehouse/storage accommodation, with tea point and male & female WCs.

On the instructions of Crawley Borough Council

Key Features

- New lease - flexible terms
- Three car parking spaces
- Manual roller shutter door
- 3 phase electricity supply

Accommodation

The approximate gross internal floor area is calculated as follows:

Ground Floor

Warehouse/storage: 505 sq ft (46.91 sq m)

First Floor

Offices (open plan): 505 sq ft (46.91 sq m)

Total: 1,010 sq ft (93.82 sq m)

External

3 car spaces plus loading

Lease

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease, subject to appropriate alterations to reflect agreed terms and conditions.

Rent

£17,000 per annum exclusive

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

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

Rating B - 44

Business Rates

Rateable Value: £16,250

Rates Payable: £8,108.75 (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 not be payable.

Legal Fees

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

AML

The proposed tenant will be required to satisfy all Anti Money
Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.



GET IN TOUCH
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