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PROPERTY PEOPLE

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Unit 2 Enterprise Court, Crawley, RH11 7RW

BUSINESS UNIT (USE CLASS E)

# 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.

## 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.

## Rent Deposit

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

## Key Features:

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

## Accommodation:

The approximate net internal areas measured are as follows:

|            |      |     |                         |          |                     |          |       |            |
|------------|------|-----|-------------------------|----------|---------------------|----------|-------|------------|
| Name/Floor | SQFT | SQM | Ground Floor Warehouse/ | 50546.92 | First Floor Offices | 50546.92 | Total | 1,01093.84 |
|------------|------|-----|-------------------------|----------|---------------------|----------|-------|------------|

## Rent:

£17,000 per annum

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





GET IN TOUCH  
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