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Former Civic Amenity Site, Metcalf Way, Crawley RH11 7SU

FOR SALE: OPEN STORAGE / DEVELOPMENT SITE STP – APPROX 0.75 ACRES

LOCATION



The site is situated on the south side of Metcalf Way just 400m from the junction with the A23 London Road, providing swift access north to London Gatwick Airport, and south to J11 of M23. There are two vehicular access points to the site which is located between the Enterprise Court industrial estate and Basepoint Business Centre. Numerous facilities are within 250m at both the County Oak Retail Park (inc Next, Costa, Halfords, Currys), and the Acorn Retail Park (ALDI, M&S Foods, Tesco express etc).

For exact location use What3words [/// planet.empire.candle](https://www.what3words.com/planet-empire-candle)

Description

This level 0.75 acre site has for many years been used for open storage and parking and provides a rarely available opportunity within the County Oak / Manor Royal area. There are two vehicular access points off Metcalf Way and we understand the site benefits from water and electricity.

Please note we have been informed that there is a pressure main running across the site and both foul and surface water drainage – see plan. For full information prospective purchasers should contact Thames Water.

Key Features

- Rarely available site
- Two vehicular access points
- Suitable for open storage or development STP
- Freehold
- Close to numerous retail facilities

Accommodation

Approx 0.75 acres

Amenities

Water and electricity on site (TBC)

Price

Offers are sought in excess of £2m.

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.

Business Rates

For rating purposes the site is split into 2 assessments:

East Side

Rateable Value: £ 31,250

Rates Payable: £15,593.75 (2025/26)

West Side

Rateable Value: £16,750

Rates Payable: £8,358.50

Interested parties are advised to contact Crawley Borough Council on 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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