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Unit 2 Fairlawn Enterprise Park, Salfords, RH1 5GH

MODERN WAREHOUSE & OFFICE WITH MEZZANINE AND PARKING

# LOCATION



The Fairlawn Enterprise Park is a modern estate situated on the A23 at Salfords, positioned just to the rear of the Vines BMW / Mini showroom. The location provides excellent transport links south to London Gatwick Airport, Crawley and the M23, or north to Redhill, Reigate and the southern M25 network.

For exact location use [what3words/// relax.mass.spite](https://www.what3words.com/relax.mass.spite)

## Description:

The Fairlawn Enterprise Park was built in 2008 and comprises 14 modern industrial warehouse units. Unit 2 is a mid terrace property arranged as ground floor industrial/warehousing with 2x WC's and kitchenette area, first floor offices and a rear mezzanine store. There are 5 car spaces and a loading bay demised to the unit and some communal parking elsewhere on a first come first served basis. There is single phase power and capped off gas which can be connected if required.

## 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.

## Key Features:

- Rarely available freehold
- Good road connectivity
- Modern unit

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	3,189	296.27
First Floor	679	63.08	Mezzanine	688	63.92
Total	4,556	423.27			

## Rent:

£62,000 per annum

## Price:

Offers in the region of £825,000

## Terms:

Available for sale freehold with vacant possession or alternatively to let on a new lease for a term to be agreed.

## VAT:

VAT is 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.







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gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD