



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Lease Available: Long leasehold or new sub-lease

The British Red Cross Building, West Green Drive, Crawley, RH11 7DL



On the instructions of The British Red Cross Society.

Rare opportunity to acquire the long leasehold interest (19 years) at a nominal ground rent on this detached building located close to Crawley town centre, considered suitable for a variety of uses (subject to all necessary consents). Also potentially available on a new sub-lease.

KEY FEATURES

- Close to town centre and Crawley Hospital
- 19 years remaining on lease at nominal ground rent
- Alternatively, new sub-lease available
- Suitable for variety of uses (STNC)
- 833 sq ft

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LOCATION

The property is situated on the southern side of West Green Drive in the mainly residential neighbourhood area of West Green, just to the west of Crawley town centre. The neighbourhood is served by a small parade of shops, public house, primary school and West Green park. Crawley Hospital is nearby and Crawley railway station and bus terminus are within approximately 0.5 miles.

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.



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PROPERTY DETAILS	Whole Building	833 sq ft	(77.39 m2)	£POA
ACCOMMODATION	The net internal floor area is approximately 833 sq ft (77.36 m2) .			
DESCRIPTION	A detached single storey building, constructed in the early 1990s and comprising a main open plan office area, further office, two stores, kitchen and separate male/female/disabled WC facilities.			
AMENITIES	<ul style="list-style-type: none">• Close to town centre• Gas fired central heating• Part double glazed• On-site parking for two cars (in tandem)• Rear enclosed garden/yard area			
LEASE	<p>The long leasehold interest is available by way of assignment. Premium offers are invited for this valuable leasehold opportunity. Guide price on application.</p> <p>Alternatively, a new sub-lease could be made available on terms to be agreed. Further information on application.</p>			
EPC	Rating 'C' (71) - click here to download			
SERVICES	Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any interested party satisfies themselves in this regard.			
BUSINESS RATES	<p>Rateable Value: £2,700 Rates Payable: £1,347.30 (2021/22)</p> <p>Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.</p>			
VAT	TBC			
LEGAL FEES	Each party to bear their own legal costs involved in the transaction.			
VIEWING ARRANGEMENTS	<p>Strictly via prior appointment through Joint Agents:</p> <p>Graves Jenkins - 01293 401040 David Bessant - bessant@graves-jenkins.com</p> <p>John Arkwright & Co - 020 7495 7090 Mark Wordsworth - mark.wordsworth@jarkwright.co.uk</p>			



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CONTACT



David Bessant MRICS
bessant@graves-jenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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