



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Under Offer: Business Unit (Class 'E')

Unit 6 Kingsland Court, Three Bridges Road, Crawley, RH10 1HL



A ground floor business unit with designated parking just off Three Bridges Road within the Kingsland Court development. Kingsland Court is situated to the east of Crawley town centre and a short distance from local amenities and Three Bridges mainline railway station.

KEY FEATURES

- Immediately available
- 2 parking spaces
- Considered suitable for a variety of uses
- Available on flexible terms
- 590 sq ft

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



Unit 6 Kingsland Court, Three Bridges Road, Crawley, RH10 1HL

LOCATION

Kingsland Court is prominently and conveniently located on the southern side of Three Bridges Road at the junction with Jubilee Walk less than 1 mile to the east of Crawley town centre.

Junction 10 of the M23 motorway is approximately 1 mile distant offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south. Three Bridges mainline railway station is nearby providing direct access to Gatwick Airport, London and the south coast.

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





Unit 6 Kingsland Court, Three Bridges Road, Crawley, RH10 1HL

PROPERTY DETAILS	Ground Floor Unit	590 sq ft	(54.81 m2)	To Let: £10,325 pa
ACCOMMODATION	The approximate net internal floor area is 590 sq ft (54.8 m2) .			
LEASE	Available on new effectively full repairing and insuring lease on terms to be agreed. Further details on application.			
RENT	£10,325 per annum exclusive			
PLANNING	The premises benefit from Class 'E' use and could be suitable for a variety of alternative uses, subject to any further necessary consents.			
SERVICE CHARGE	A service charge will be payable to include repairs and maintenance of common areas. Further information on application.			
BUSINESS RATES	The premises are currently included with the adjoining unit under a single assessment. A separate assessment will be made on completion of the letting and it anticipated that the assessment will be under £12,000. 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.			
VAT	VAT will be payable.			
LEGAL FEES	Each party to be responsible for their own costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT				



David Bessant MRICS
bessant@graves-jenkins.com



Dominic Ryan
ryan@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.



graves
jenkins
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Unit 6 Kingsland Court, Three Bridges Road, Crawley, RH10 1HL



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant