



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

For Sale: Light Industrial/Warehouse Unit on popular Estate

Unit 3 Stockwell Centre, Stephenson Way, Three Bridges, Crawley, RH10 1TN



A mid terrace, two storey light industrial/warehouse unit of steel frame construction with refurbished first floor offices situated on an Estate of 11 similar units. The unit benefits from a forecourt/loading area and 3 car parking spaces with a further 2 spaces that may be available elsewhere on the Estate.

KEY FEATURES

- Up and over loading door
- 5 car parking spaces & loading area
- 3 phase power
- 2400 sq ft

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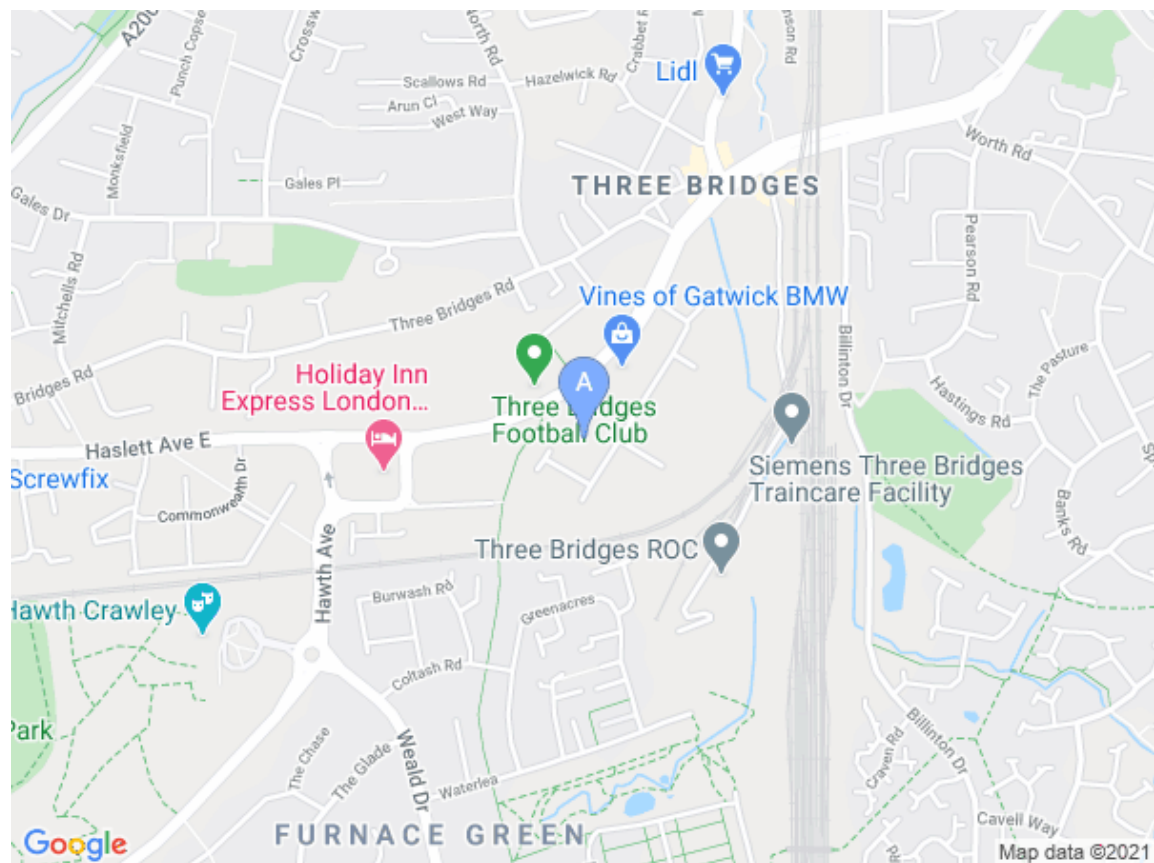
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LOCATION

The unit is located off Stephenson Way, on the eastern side of Crawley, within 2 kms of the town centre and just off Haslett Avenue, the main road linking Crawley and Three Bridges.

The property is ideally situated, close to all major communication systems and less than 1 km from Three Bridges Station on the busy London-Brighton line. Gatwick Airport is approximately 4 kms to the north and Junctions 10 and 11 of the M23 are within 3 kms.



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PROPERTY DETAILS

Gross Internal
Floor Area

2400 sq ft

(222.97 m2)

For Sale: £360,000

ACCOMMODATION

The gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:-

Ground Floor: 1,740 sq ft (161.65 m2)

First Floor: 660 sq ft (61.32 m2)

Total: 2,400 sq ft (222.97 m2)

AMENITIES

- Up & over loading door
- 5 car parking spaces & loading area
- 3 phase power
- Gas central heating (not tested)
- Maximum eaves height - 22ft
- Minimum eaves height - 18ft
- Racking available (TBA)

PRICE

Offers invited in excess of **£360,000 (Three Hundred and Sixty Thousand Pounds)**

EPC

Rating 'D' (80) - [click here to download](#)

BUSINESS RATES

Rateable Value: £18,000

Rates Payable: £8,982 (2020/2021)

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will be applicable.

LEGAL FEES

Each party to bear their own legal costs involved in the transaction.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



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Dominic Ryan

ryan@graves-jenkins.com



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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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