



AT A GLANCE!

- ✓ Freehold
- ✓ May Let
- ✓ Large Floorplate

Location

Crawley has a population of circa 120,000.

Located just to the south of Gatwick Airport which serves in excess of 32 million customers a year.

Queens Square forms part of Crawley's principal retail pitch. Queens Square has recently undergone an extensive refurbishment of the public realm.

Nearby occupiers include **Metro Bank, Costa, Decathlon, Waterstones** and **Dunelm**

Accommodation

The premises are arranged over ground, first floor and second floor. Servicing is via the rear communal service yard.

	Sq ft	Sq m
Ground Floor	10,320	959
First Floor	10,495	975
Second Floor	4,700	437
Total	25,515	2,371

Tenure

The property is available Freehold.

Price on application.

The vendor would also consider leasehold proposals.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£135,000
UBR Rate	£0.48p
Rates Payable	£64,800

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Energy Performance Certificate

EPC Available upon request

Viewings

Staff Unaware of Proposed Sale all viewings via agents.

Anti Money Laundering

In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

Nick Green

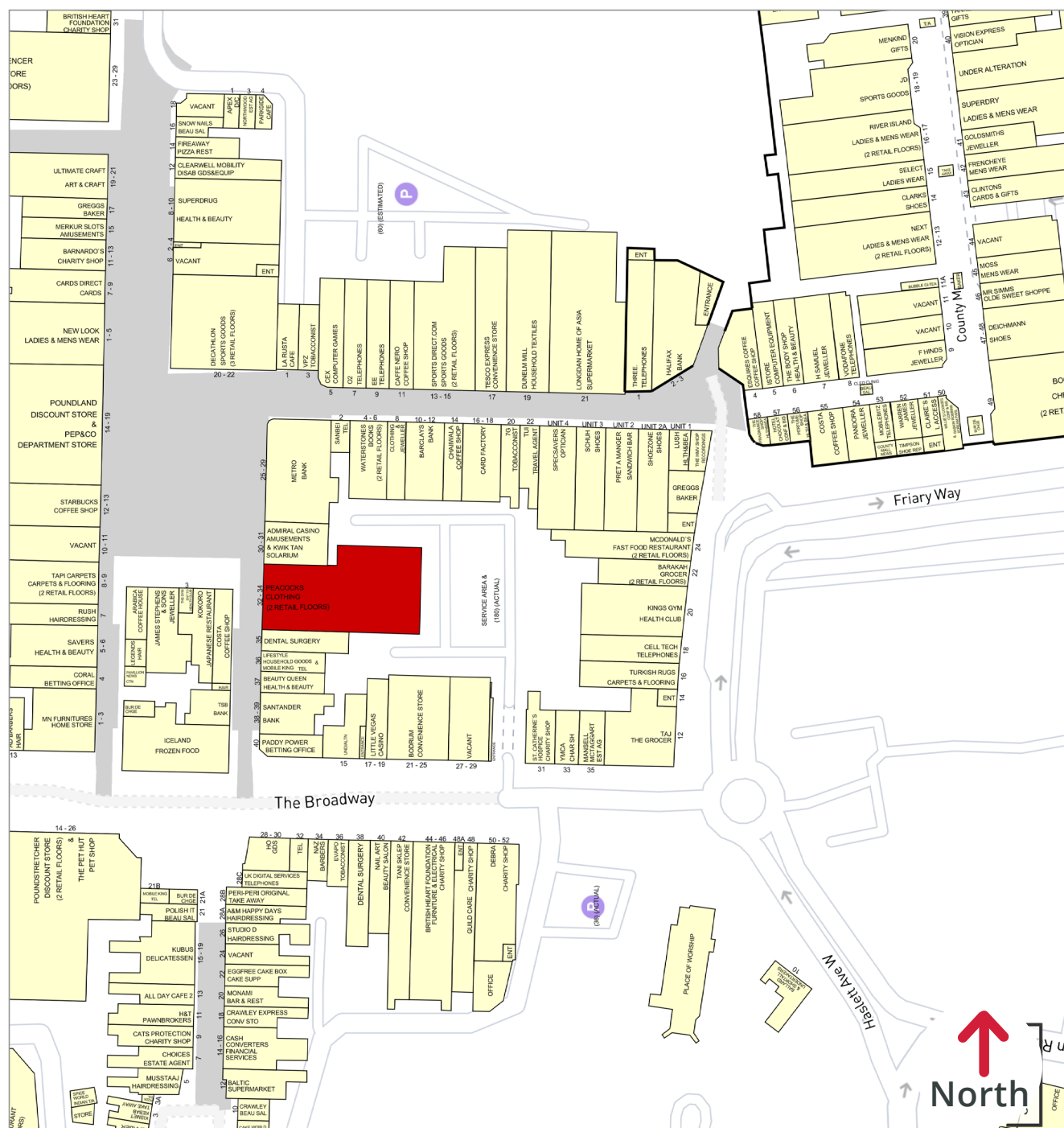


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Crawley

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50 metres

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