



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let: Business Unit on popular Estate**

Unit 1 Stockwell Centre, Stephenson Way, Crawley, RH10 1TN



The premises comprise an end of terrace, two storey light industrial/warehouse unit of steel frame construction with extended first floor office accommodation over the front and middle sections of the warehouse, situated on an Estate of 11 similar units. The unit benefits from a forecourt/loading area and 5 car parking spaces.

#### KEY FEATURES

- Up & over loading door & 3 Phase power
- Corner unit on popular Estate
- Extended first floor offices
- 5 car spaces plus loading
- 2987 sq ft

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



Unit 1 Stockwell Centre, Stephenson Way, Crawley, RH10 1TN

#### 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.





Unit 1 Stockwell Centre, Stephenson Way, Crawley, RH10 1TN

PROPERTY DETAILS      Whole Unit      2987 sq ft      (277.50 m2)      **To Let: £28,500 pa**

ACCOMMODATION      The gross internal floor areas, are as follows:-

*Ground Floor: 1,804 sq ft (167.60 m2)*

*First Floor: 1,183 sq ft (109.90 m2)*

***Total: 2,987 sq ft (277.50 m2)***

AMENITIES

- 3 phase power
- Up & over loading door
- 5 car spaces plus forecourt loading area
- Gas fired central heating
- Maximum eaves height - 22ft
- Minimum eaves height - 18ft

LEASE

Available on a new lease on terms to be agreed at a rent of **£28,500 per annum exclusive**

EPC

Rating 'D' (89) - [click here to download](#)

BUSINESS RATES

Rateable Value: £22,000

Rates Payable: £10,978 (2021/2022)

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

VAT

VAT is not applicable (TBC)

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



David Bessant MRICS  
[bessant@graves-jenkins.com](mailto: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.



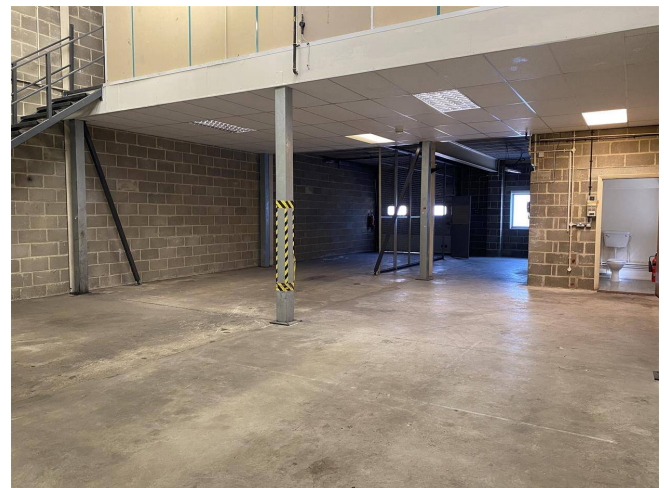
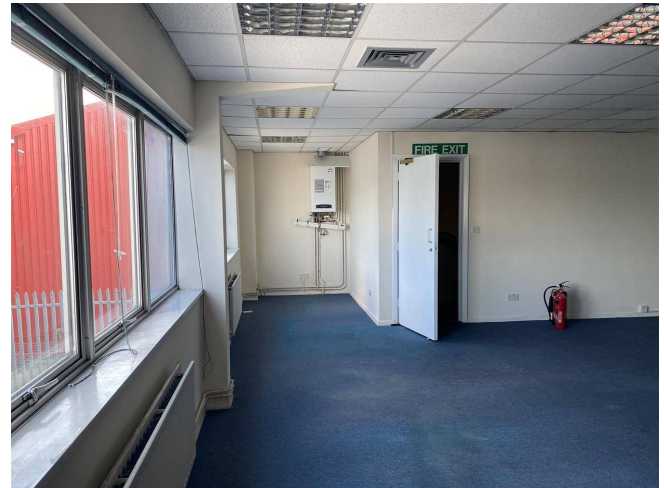
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