

TO LET

**INDUSTRIAL UNIT  
WITH YARD/CAR PARKING  
257.72 SQ M (2,774 SQ FT)**

26A Stephenson Way, Crawley, RH10 1TN



## Summary

<b>Available Size</b>	2,774 sq ft
<b>Rent</b>	£30,000 per annum exclusive
<b>Business Rates</b>	From April 2026 the Rateable Value will be £23,750 with a UBR of 43.2 p in £
<b>EPC Rating</b>	E (118)

## Location

The premises are located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town, situated equidistant between London and Brighton. Stephenson Way is a popular industrial estate, benefiting from being located close to the M23.

## Description

The premises comprise a steel profile industrial unit with insulated roof, providing predominantly open plan ground floor accommodation with the benefit of a mezzanine. The unit has the following amenities:

## Specification

- 24/7 access
- Concrete floor
- Roller shutter door (4.57 m wide x 3.19 m high)
- Min eaves height of 5.13 m and maximum of 7.08 m
- Translucent light panels
- LED lighting
- WC's
- Reception and a separate office
- Yard at front/parking for circa 7 cars

## Accommodation

The accommodation comprises the following gross internal floor areas:

Description	sq ft	sq m
Ground Floor	2,321	215.63
Mezzanine	453	42.09
<b>Total</b>	<b>2,774</b>	<b>257.72</b>

## Lease

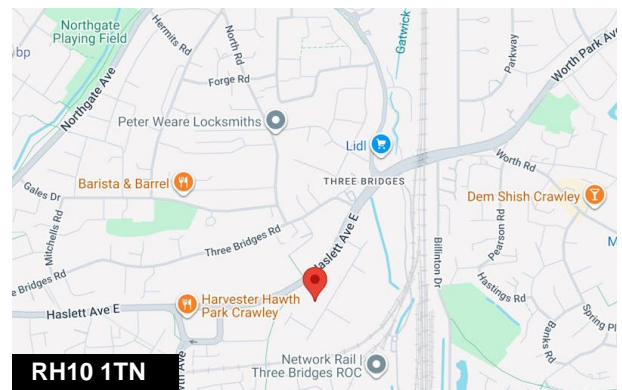
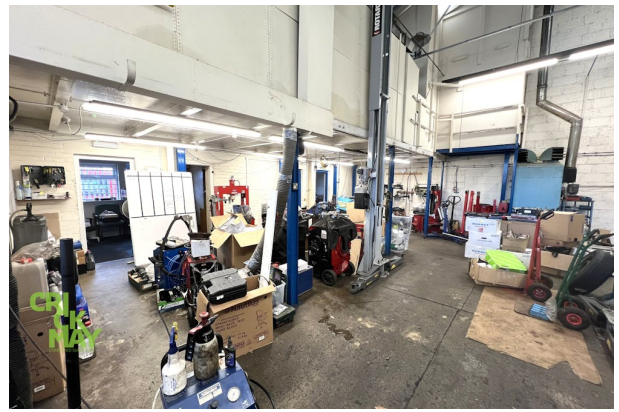
A new fully repairing and insuring lease is available on terms to be agreed.

## VAT

VAT is not applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Daniel Lascelles**

01403 756518 | 07786 298025

dl@crickmay.co.uk

**Ralph Bernascone (Joint Agent)**

07717 576337

salesandlettings@whiteover.co.uk

[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



**Crickmay Chartered Surveyors**

22 London Road, Horsham, West Sussex, RH12 1AY

T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



