



**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,750 SQ FT (162.57 SQ M)**

**26B Stephenson Way, Crawley, West Sussex, RH10 1TN**

**DESCRIPTION**

Comprises a brick built factory with an insulated steel roof with roof lights and a concrete floor. Externally there is a fully covered yard of 1,924 sq ft.

**LOCATION**

The property is situated on an industrial estate between Three Bridges and Crawley Town Centre.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	1,750	162.57

**RENT**

£25,000 per annum.

**RATES**

The current 2023 Rateable Value of the property is £18,000.

**AMENITIES**

- 24 hour access
- 3 phase power
- 4.65m eaves
- LED lighting
- Male/female WCs – no disabled access
- Roof replaced (2012)

**VAT**

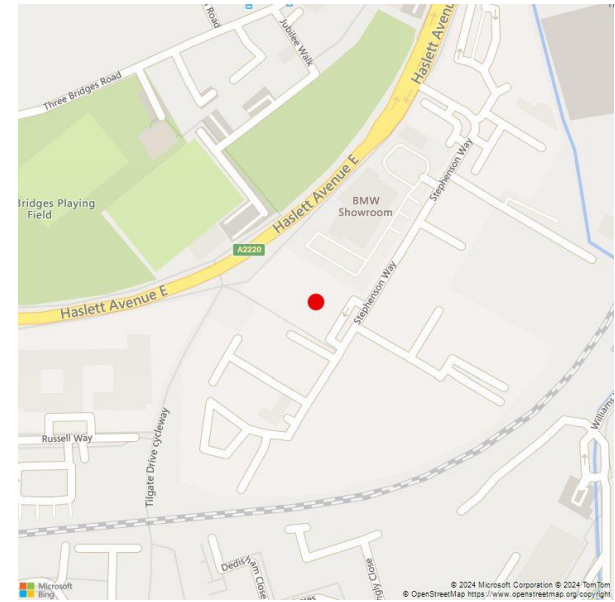
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01293 441300**

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