

Unit 28 The Imperial Centre, Crawley, West Sussex
Flexible Class E Use Premises

TO LET

White Est. 1817
& Sons



- Flexible Class E Use Premises
- Junction 10 M23 just 2 miles to the east
- Total ground floor area of 779 sq.ft (72.37 sq.m)
- Mezzanine level of 192 sq.ft (17.84 sq.ft)
- £12,000 per annum exclusive

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Location

The premises are located off the main Gatwick Road which contains a good mix of offices, industrial units, motorcar/cycle showrooms and food retailers.

Junction 10 of the M23 is located just 2 miles to the east whilst Gatwick Airport is just 1.5 miles to the north. Gatwick Train Station provides regular services to Redhill, Croydon and London.

Description & Accommodation

The premises are accessed through a pedestrian door fronting Gatwick Road and comprise a ground floor commercial unit, with two internal offices (circa 100 sq.ft each), a kitchen and a mezzanine office/ storage area.

The property benefits from fluorescent strip lighting, laminate flooring throughout, heating via radiators and wall mounted sockets.

The kitchen benefits from a worktop, a stainless-steel sink and cupboards.

The premises have the following net internal floor areas:

Ground floor	779 sq.ft	72.37 sq.m
Mezzanine	<u>192 sq.ft</u>	<u>17.84 sq.m</u>
Total	971 sq.ft	90.21 sq.m

Terms

The premises are available on a new effective full repairing and insuring lease at £12,000 per annum exclusive.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC – D (81)

Business Rates

The Valuation Office Agency describes the premises as 'Warehouse and Premises', with a 2017 rateable value of £5,900. The current UBR is 49.9 pence in the £.

Viewings

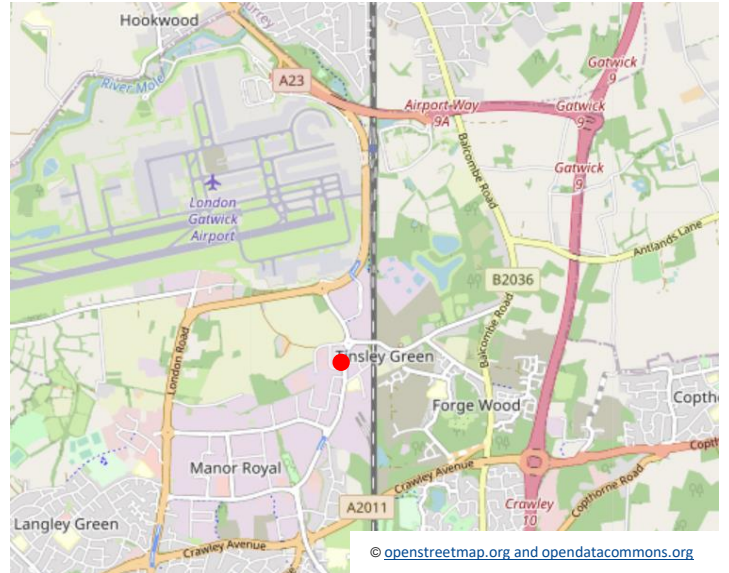
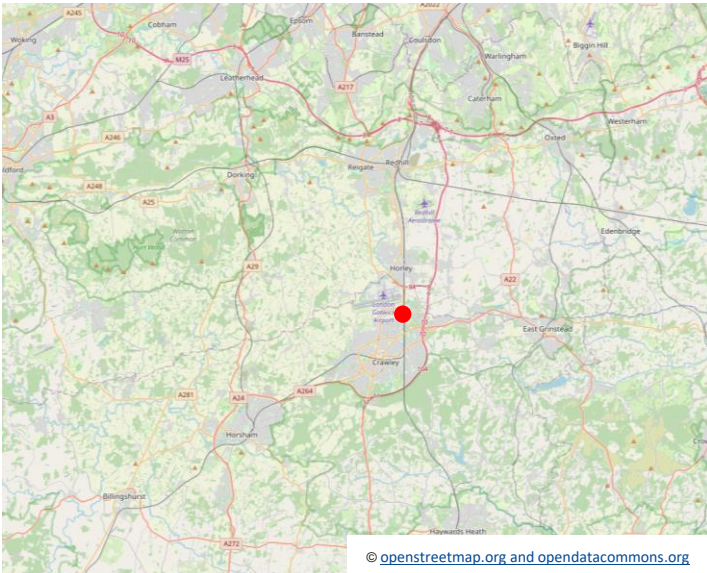
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