

TO LET

TRADE / WAREHOUSE BUILDING

321 sq m (3,451 sq ft) GIA



LOCATION

Denvale Trade Park is situated on Haslett Avenue (A2220) in a very prominent town centre location adjoining the new Crawley library and just 200 yards from County Mall Shopping Centre and 500 yards from the railway station. Manor Royal Estate is within 2 miles as J10/M23.

DESCRIPTION

Denvale Trade Park provides a purpose built scheme of eighteen trade/warehouse units. Each unit benefits from its own loading and parking facilities.

Unit 8 is particularly prominent and is constructed of steel portal frame with block infill construction and external profile steel clad elevations and roof with roof lights.

AMENITIES

- Purpose built modern trade park
- Prominent location
- Three phase electricity
- Eaves height 6.8m – 8.2m.
- Suspended ceilings to offices
- Disabled WC
- Private parking

Other occupiers include: Majestic Wine, Bathstore, Graham's, Sally Salon Services, City Plumbing and Formula One Autocentres.

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£59,000 per annum exclusive plus VAT.

RATEABLE VALUE

£55,500.
Current rating liability £27,335 (01.04.2016 – 31.03.2017).

SERVICE CHARGE

TBC.

INSURANCE

TBC.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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Compiled September 2017