



17 Brighton Road, Crawley West Sussex RH10 6AE

Telephone: 01293 40 10 40

To Let: Neighbourhood Premises with D1 use

74 Stagelands, Langley Green, Crawley, RH11 7PF



On the instructions of Crawley Borough Council

A mainly, two storey building with a single storey rear extension benefitting from D1 use located adjacent to Langley Green Middle School and close to Langley Green neighbourhood shopping parade, to the north west of Crawely town centre.

KEY FEATURES

- D1 use
- New lease available
- Suitable for a variety of uses (STP)
- At least 6 on-site car spaces available
- 1896 sq ft

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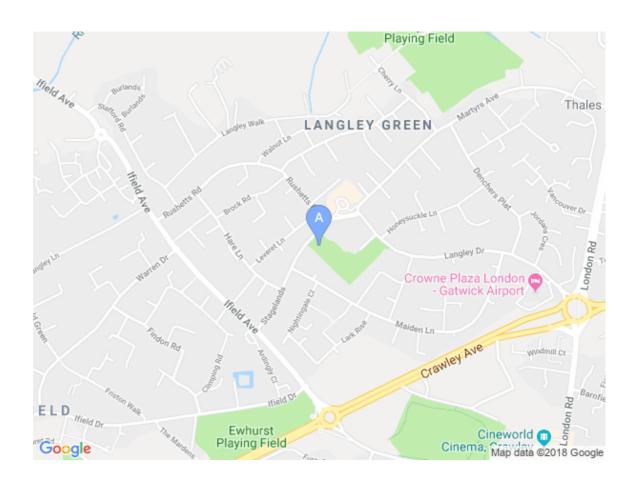
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LOCATION

The property is located on the eastern side of Stagelands adjacent to the Langley Green Middle School and a short walk from the Langley Green Neighbourhood Shopping Parade and other community facilities, approximately 2 miles west of Crawley town centre. Crawley has a current residential population of approximately 106,000 persons extending to 161,000 within a 10 mile radius.







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PROPERTY DETAILS Whole Building 1896 sq ft (176.14 m2) To Let: £32,500 pa

ACCOMMODATION

Ground Floor

Entrance lobby

Entrance Hall: 135 sq ft (12.55 m2)

Reception/Circulation Area: 188 sq ft (17.43 m2)

Store: 33 sq ft (3.30 m2) Room 1: 264 sq ft (24.43 m2) Room 2: 199 sq ft (18.49 m2) Room 3: 100 sq ft (9.28 m2) Room 4: 140 sq ft (13.00 m2) Room 5: 94 sq ft (8.73 m2) Kitchen: 142 sq ft (13.22 m2)

Disabled Cloakroom and 2 x Cloakrooms

Total: 1,294 sq ft (120.21 m2)

First Floor

Hall/Landing

Room 7: 152 sq ft (14.12 m2) Room 8: 115 sq ft (10.72 m2) Room 9: 196 sq ft (18.25 m2) Kitchen: 139 sq ft (12.91 m2) Bathroom and separate W.C. Total: 602 sq ft (55.93 m2)

Outside

Side drive leading to rear enclosed area currently fitted for use as a children's external play area but could provide at least 6 car parking spaces, if required. Further public parking available nearby.

AMENITIES

- Passenger lift
- Double glazed windows
- · Gas fired central heating
- On site parking
- Disabled ramp & access

TENURE

Leasehold

LEASE

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed terms and conditions) a copy of which is available on request.

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RENT

£32,500 per annum exclusive

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RENT DEPOST Please note that a 6 month rent deposit (exclusive of VAT) will be required as a

standard condition of any letting.

PLANNING The property benefits from D1 (Non-residential Institutions) Use. The property is

considered suitable for various alternative uses, subject to all necessary consents.

Further information on request.

LAYOUT PLAN Ground & First Floor Layout Plan - click here to download

EPC Rating D-99 - Click here to download

BUSINESS RATES Rateable Value: £34,750

Rates Payable: £16,680 (2018/19)

Interested parties are advised to contact Crawley Borough Council on 01293

438615 or www.crawley.gov.uk to verify this information.

VAT will not be payable on the terms quoted.

LEGAL FEES Each party is to bear their own legal costs incurred.

VIEWING ARRANGEMENTS Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS bessant@gravesjenkins.com



Dominic Ryan ryan@gravesjenkins.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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