



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

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 Crawley 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

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

74 Stagelands, Langley Green, Crawley, RH11 7PF

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.



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



74 Stagelands, Langley Green, Crawley, RH11 7PF

PROPERTY DETAILS	Whole Building	1896 sq ft	(176.14 m2)	To Let: £32,500 pa
ACCOMMODATION	<p>Ground Floor <i>Entrance lobby</i> <i>Entrance Hall: 135 sq ft (12.55 m2)</i> <i>Reception/Circulation Area: 188 sq ft (17.43 m2)</i> <i>Store: 33 sq ft (3.30 m2)</i> <i>Room 1: 264 sq ft (24.43 m2)</i> <i>Room 2: 199 sq ft (18.49 m2)</i> <i>Room 3: 100 sq ft (9.28 m2)</i> <i>Room 4: 140 sq ft (13.00 m2)</i> <i>Room 5: 94 sq ft (8.73 m2)</i> <i>Kitchen: 142 sq ft (13.22 m2)</i> <i>Disabled Cloakroom and 2 x Cloakrooms</i> Total: 1,294 sq ft (120.21 m2)</p> <p>First Floor <i>Hall/Landing</i> <i>Room 7: 152 sq ft (14.12 m2)</i> <i>Room 8: 115 sq ft (10.72 m2)</i> <i>Room 9: 196 sq ft (18.25 m2)</i> <i>Kitchen: 139 sq ft (12.91 m2)</i> <i>Bathroom and separate W.C.</i> Total: 602 sq ft (55.93 m2)</p> <p>Outside <i>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.</i> <i>Further public parking available nearby.</i></p>			
AMENITIES	<ul style="list-style-type: none">• 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.			
RENT	£32,500 per annum exclusive			



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

74 Stagelands, Langley Green, Crawley, RH11 7PF

RENT DEPOSIT

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

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.

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

74 Stagelands, Langley Green, Crawley, RH11 7PF



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant