

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

**TO LET/
FOR SALE**

INDUSTRIAL AND WAREHOUSE – 18,080 SQ FT (1,679.63 SQ M)

Falcon Park, Crawley Down, Crawley, West Sussex, RH10 4XF

DESCRIPTION

The site is self-contained and consists of approximately 1.9 acres of land. There is a generous yard area with parking. The unit will be cleared before occupation.

There is a small out building that could potentially be used for additional storage.

LOCATION

The unit is located just north of Crawley Down, approximately 6.9 miles from Crawley town centre and approximately 3 miles from East Grinstead town centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	6,791	630.88
Ground Floor Office/Storage/Trade Counter	4,914	456.51
Print Area	1,556	144.55
First Floor Office	4,819	447.69
TOTAL	18,080	1,679.6w3

AMENITIES

Warehouse

- Sodium/Roof lighting
- 3 Phase power
- Showers/ WC accommodation
- 2 x Roller shutter doors (2.97 m x 3.03 m)
- Minimum eaves 4.8m
- Maximum eaves 5.47 m
- Eaves under mezzanine 4.07m
- Trade counter at front

Office

- Gas fired central heating (Offices)
- LED lighting

RENT AND PRICE

On application

RATES

Rateable Value: £113,000 (2017 figure)

VAT

VAT will be chargeable on the quoting terms.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



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