AVAILABLE Q3 2026



TO LET

FLEXIBLE RETAIL UPTO 25,000 SQ FT (2,322.5 SQ M)

The Village Centre, Balcombe Road, Forge Wood Development, Crawley, West Sussex, RH10 3YZ

DESCRIPTION
The development provides a terrace / cluster of new-build commercial units arranged around a central public square:

Units will be delivered in shell condition with:

- Power supply
- Water connections
- Drainage infrastructure

The layout allows for flexible subdivision to suit occupier requirements.

LOCATION
Forge Wood Village Centre occupies a prominent position at the entrance to the wider Forge Wood development:

The scheme benefits from strong connectivity and an expanding residential population.

ACCOMMODATION
- Up to 25,000 sq ft (2,322.5 sq m) total provision
- Units available in a range of sizes
- Configurations tailored to tenant requirements (subject to agreement)

SPECIFICATION / AMENITIES
- Dedicated customer parking
- Prominent village square frontage
- New build accommodation
- Flexible unit sizes
- Services connected (electricity, water, drainage)

TENURE
New leases available on terms to be agreed.

RENT
On application

BUSINESS RATES
Rateable values to be assessed upon completion / occupation.

VAT
VAT will be payable on the terms quoted.

LEGAL COSTS
Each party to bear their own legal and professional costs.

EPC
EPCs will be provided upon completion / fit-out.







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