

Excellent 22,500 sq.ft approx  
Warehouse/Distribution  
Stephenson Way, Three Bridges  
Crawley RH10 1TN

- Car parking up to 30 Cars
- Sought after location
- Excellent modernised offices
- Warehouse with high eaves for racking
- 1.25 acre site approx



### Location:

Ideally located just a half mile from Three Bridges Station in a recognised industrial area close to Gatwick. The building is mid-way in Stephenson Way with nearby occupants including Vines BMW/MINI, Jewsons, Kwik Fit, Safestore etc.

### Description:

The building comprises a detached self-contained steel portal frame warehouse/office/trade counter building at front plus a spacious rear yard area for additional car parking/loading or potentially additional warehouse space (SPP).

The site area is circa 1.25 acres with car parking for circa 30 cars to the front and side. There are 6 electric vehicle charging points. Excellent height to the warehouse apex of circa 32ft for racking.

With excellent good quality modern office space to the ground and first floors, it represents an ideal opportunity for an owner occupier/investor, to acquire an impressive warehouse building that has been previously refurbished and improved in a sought-after industrial / business location where a freehold is a rarity.

The main warehouse area is circa 11,300 sq.ft plus office space circa 6,750 sq.ft and additional storage / ancillary areas thus providing a total usable area of circa **22,500 sq.ft approx.**

### Rates:

The building has a rateable value of £239,000 p.a. Thus rates payable circa £122,000 p.a.

### Tenure:

Freehold - Price upon application.

### Legal Costs:

Each party to be responsible for their own legal costs incurred.

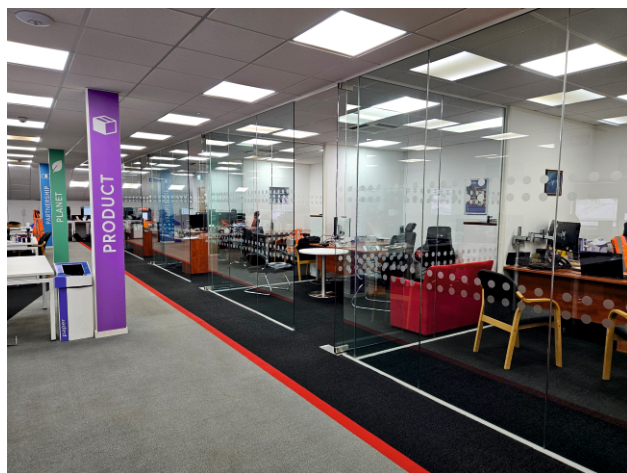
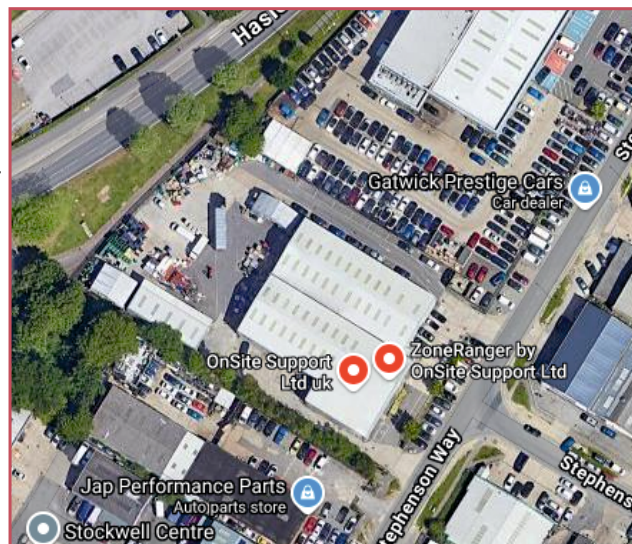
### Viewings & Further Information:

By appointment only through Richard Lionel & Partners by calling:

**Charles Daniels**

T: 07795 298 748

email: [cd@richardlionel.co.uk](mailto:cd@richardlionel.co.uk)



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