

To Let

Modern Trade Counter Building To Be Refurbished

- Purpose built modern trade park
- Three phase electricity
- Mezzanine floor
- Allocated car parking
- New key point...

Unit 1B, Denvale Trade Park

Hasslett Avenue, Crawley, RH10 1SS

4,599 sq ft

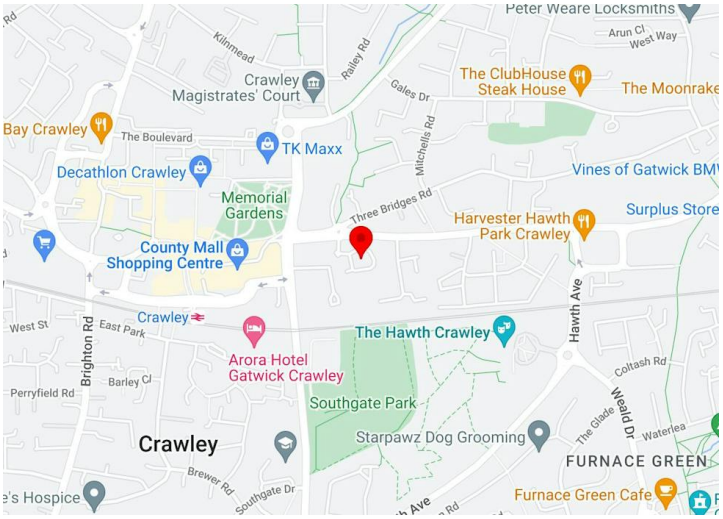
427.26 sq m

Reference: #144683

Unit 1B, Denvale Trade Park

Hasslett Avenue, Crawley, RH10 1SS





Summary

Available Size	4,599 sq ft / 427.26 sq m
EPC	B (34)

Description

The Denvale Trade Park was constructed in 2001 and provides a purpose built scheme of 18 trade / warehouse units.

Unit 1B is available and of steel portal frame with block infill construction and external profile steel cladding elevations and roof with roof lights. There is also a substantial mezzanine floor.

Location

Denvale Trade Park is situated on Haslett Avenue (A2220) in a very prominent town centre location adjoining the new Crawley library and just 100 yards from County Mall Shopping Centre. The main Manor Royal Estate is within 1 mile and access to the motorway network is via J10 of M23 just 2 miles distance.

Other occupiers include: Easy Bathrooms, Hammonds Fitted Bedrooms, Sally Beauty, Screwfix, City Plumbing, Formula One Autocentres and Busy Bees Nurseries.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor	2,600	241.55
Mezzanine	1,999	185.71
Total	**4,599**	**427.26**

Specification

- Purpose built modern trade park
- Prominent
- Air-conditioning
- Mezzanine floor
- Suspended ceilings
- Recessed lighting
- Three phase electricity
- Male and female WCs
- Allocated car parking

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

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