

# UNIT 19 PELHAM COURT

Broadfield, Crawley, West Sussex, RH11 9SH



**Vail  
Williams**



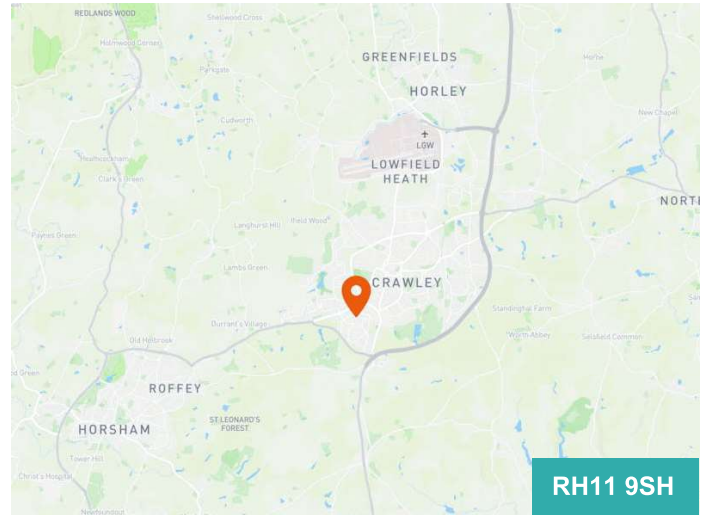
## INDUSTRIAL / WAREHOUSE PREMISES TO LET

**2,087 SQ FT**

- Three phase electricity supply
- Up and over loading door 3.59m(w) x 4.9m(h)
- Five allocated car parking spaces
- First floor office with partitioned meeting room/office
- 5.7m eaves 6m to apex
- Separate kitchenette area
- Disabled W/C

**End of Terrace Light Industrial/Warehouse Premises To Let**

**vailwilliams.com**



## Description

The property comprises a modern end of terrace light industrial and warehouse premises of steel portal frame construction with blockwork elevations. The property benefits from the following:

- Three phase electricity supply
- Up and over loading door 3.59m(w) x 4.9m(h)
- Five allocated car parking spaces
- First floor office with partitioned meeting room/office.
- 5.7m eaves 6m to apex
- Separate kitchenette area
- Disabled W/C

## Location

The property is situated to the north of Pelham Place close to Broadfield Barton Shopping Centre and three miles south of Crawley. Nearby occupiers include Morrisons, Superdrug and Total Garage.

## EPC

We understand the EPC to be C(51).

## Accommodation

We have measured and calculate the accommodation to have the following Gross internal area:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,392	129.32	Available
Ground - Reception	21	1.95	Available
1st	674	62.62	Available
<b>Total</b>	<b>2,087</b>	<b>193.89</b>	

## Viewings

Strictly by appointment via sole agents Vail Williams LLP.

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at rent of £32,500 per annum exclusive.

## Planning

We understand the property to benefit from Class B2/B8.

## VAT

The property is not currently registered for VAT

## Business Rates

The rateable value as of April 2023 is £23,250.



**Mikael Goldsmith**  
07435 829861  
mgoldsmith@vailwilliams.com



**Steve Berrett**  
01293 612600  
07780 324996  
sberrett@vailwilliams.com

**vailwilliams.com**

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