

# CRAWLEY

6-10 QUEENSWAY

RH10 1EJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**LARGE TOWN CENTRE RETAIL UNIT (USE CLASS E) – 4,860 SQ FT (451.51 SQ M)**

## Location

The property occupies a prominent trading position close to Queens Square and the County Mall Shopping Centre. Crawley is a vibrant and growing town situated equidistant between London and Brighton with a population of approx. 106,000 extending to over 160,000 persons within a 10 km radius. Train travel time to Central London from Crawley Mainline Railway Station to London Bridge Railway Station is approx. 34 minutes. Crawley is approx. 6 miles (9.6 km) from London Gatwick International Airport which offers flights throughout the UK and a vast range of overseas destinations.



## Description

Comprises a ground floor lock-up commercial unit with extensive frontage and rear access for deliveries.

NB: Our clients have obtained Planning Permission for conversion of part of the first floor and the second floor of the property to create residential flats and wish to Let the ground floor commercial part of the premises (see over for terms).

## Accommodation

(approximate gross internal floor areas)

Ground Floor (Gross)	<b>4,860 sq ft</b>	<b>451.51 sq m</b>
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Access for loading to the rear.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Terms

The premises are to be let upon a new effectively full repairing and insuring lease upon terms to be agreed at an initial rental of **£85,000 (Eighty Five Thousand Pounds per annum exclusive)**.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £40,876 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority directly and make their own enquiries as to eligibility for any Government support available.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

We are advised by our clients that VAT **will** be payable upon the rental under current legislation.

## Commercial Energy Performance Certificate

Unit 6-10 Queensway  
Crawley  
RH10 1EJ

Energy rating

**D**

Valid until  
**11 August 2031**

Certificate number  
**4028-4420-8045-2977-1578**

**Property type** A1/A2 Retail and  
Financial/Professional services

**Total floor area** 1,290 square metres

## Viewings

Strictly by prior appointment via Linays Commercial Limited.



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Joint Agents Graves Jenkins.



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THE PROPERTY MISDESCRIPTIONS ACT 1991

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