

TO LET

RETAIL – 25,952 SQ FT (2,410.94 SQ M)
Unit 1, Kingsgate, Queensway, Crawley, West Sussex, RH10 1EN

### **DESCRIPTION**

Extensive retail premises formerly occupied by Argos over ground and first floor.

#### LOCATION

The subject property is located in a busy parade adjacent to TK Maxx and the 500 space Kingsgate car park.

Retailers in close proximity of the unit include, Decathlon, Superdrug, Buzz Bingo and Poundland.

## **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	12,336	1,146.01
First Floor	13,616	1,264.93
TOTAL	25,952	2,410.94

#### RENT

On application.

#### **TENURE**

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

# **RATES**

The April 2023 Rateable Value of the property is £152,000.

### **VAT**

VAT will be chargeable on the terms quoted.

### **LEGAL COSTS**

Each party is to be responsible for their own legal fees.

# **EPC**

An EPC is being prepared and will be available shortly.











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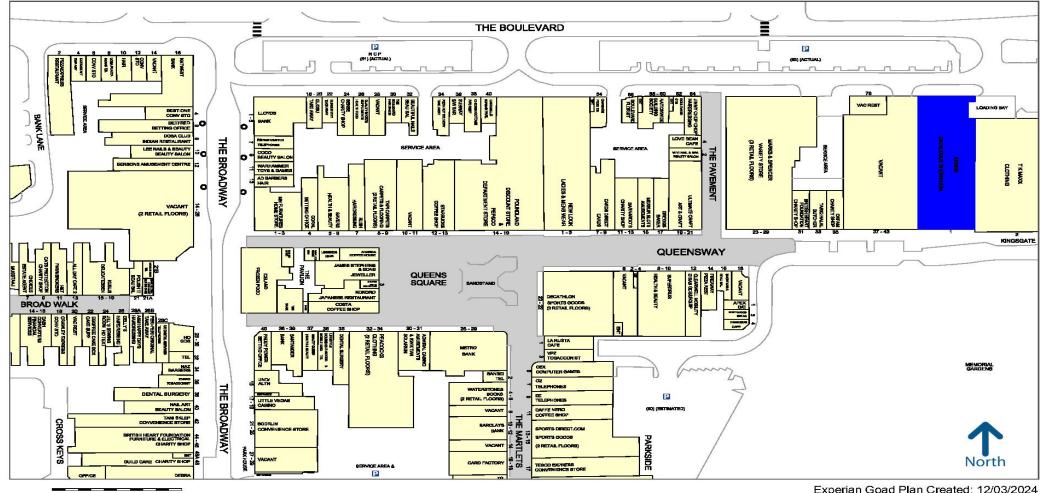
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Map data

**Aaron Bell** 

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