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**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
<b>TOTAL</b>	<b>25,952</b>	<b>2,410.94</b>

**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.



**VIEWINGS – 01273 876 200**

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