



### *Location*

Crawley is a vibrant and growing town in West Sussex, located 31 miles south of London and 21 miles north of Brighton. It is a major economic centre within the Gatwick Diamond, supported by its close proximity to Gatwick Airport and fast rail links to London Victoria.

The property occupies a prominent position on The Broadway, one of Crawley's principal retail and business thoroughfares to the west of the Martlets and Queens Square in the heart of Crawley town centre. Nearby occupiers include a mix of national retailers, restaurants, banks and service providers including Iceland, Savers, The Gym Group, Santander and Lloyds Bank.

The subject unit will be a new retail unit created from a split of the existing Poundstretcher. Various bus stops and pay and display parking are in close proximity,

### *Accommodation*

Ground Floor	3,714 sq ft	345.17 sq m
<b>Total</b>	<b>3,714 sq ft</b>	<b>345.17 sq m</b>

Upper floors could be included to provide up to an additional 36,000 sq ft over two levels.

### *Contact*

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### *Lease Term*

Available by way of a new lease for a term to be agreed.

### *Rent*

£50,000 per annum exclusive.

### *Rates*

Rateable Value	To be reassessed.
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### *Service Charge*

A service charge will be payable for the upkeep and maintenance of common areas. Further information available on request.

### *Costs*

Each party to be responsible for their own costs incurred in the transaction.

### *Energy Performance Certificate*

To be reassessed.

### *Viewing*

Inspections to be arranged in advance by KLM Real Estate.



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