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1 - 7 Station Road, Crawley, RH10 1HT

TO LET: TOWN CENTRE OFFICES (WITH PARKING) - 2,522 SQ FT (234.3M2)

# LOCATION



The property is located in Crawley town centre at the corner of Station Road and Station Way, within easy walking distance of Crawley railway station, County Mall Shopping Centre and the bus interchange.

Crawley is at the heart of the Gatwick Diamond, with London Gatwick International Airport approximately 3 miles to the north. Junctions 9 and 10 are approximately 3 miles and 1.5 miles respectively and central London is within about 45 minutes by train from nearby Crawley station.

## Description

### On the instructions of Crawley Borough Council

Well specified, self-contained first floor offices in a prominent building close to the main town centre shopping area and Crawley railway station. The premises benefit from air conditioning, motion detecting lighting, suspended ceilings and perimeter trunking. Currently comprising a good range of open plan and cellular offices created with quality demountable partitioning.

## Key Features

- New lease
- Town centre location
- Passenger lift
- 7 on site parking spaces

## Accommodation

The property provides the following approximate net internal floor area measured in accordance with IPMS3 - Office RICS Property Measurement (1st Edition) has been calculated to be approximately **2,522 sq ft (234.3m<sup>2</sup>)**

## Amenities

- Ground floor entrance lobby
- Passenger lift
- Air conditioning
- Motion detecting lighting

- 7 car parking spaces
- Video entry phone
- Kitchen
- Perimeter trunking
- Male/female/disabled WCs
- Shower

## Lease

The premises are available on a new full repairing and insuring lease on terms to be agreed. The lease will be drafted in the Council's standard form of lease, subject to appropriate amendments.

## Rent

**£50,440 per annum exclusive**

## Service Charge

The current service charge payable by the tenant is circa £1,480pa. Further details on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

To be provided.

## Business Rates

Rateable Value: £32,250

Rates Payable: £16,092.75 (2022/23)

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Thomas Neal

01293 401040  
07402 029513  
[neal@graves-jenkins.com](mailto:neal@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE