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PROPERTY PEOPLE

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9 The Boulevard, Crawley RH10 1UR

TO LET: PROMINENT TOWN CENTRE FIRST FLOOR OFFICE SUITE - 869 SQ FT (80.73 M2)

# LOCATION



Located on the northern side of The Boulevard in the heart of Crawley town centre. Queens Square and County Mall are within a short walking distance, as are both Crawley rail and bus stations. Junction 10 of the M23 is within 4km.

Communications are excellent with the Fastway bus service linking Gatwick Airport, Manor Royal and Crawley town centre passing closeby (see [www.fastway.info](http://www.fastway.info)).

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10km radius

## Description

The office suite is situated on the first floor of a prominent building and benefits from a double door entrance fronting The Boulevard. Internally the accommodation enjoys good natural light and comprises open plan office space, a large meeting room, kitchen and toilet facilities. The property includes three gated car parking spaces.

## Key Features

- Prominent office suite overlooking The Boulevard
- 3 designated car parking spaces
- Well located near to town centre amenities
- Available now

## Accommodation

Net internal floor area: **869 sq ft (81.73 m2).**

## Lease

Available by way of a new lease on terms to be agreed.

## Rent

**£13,900 per annum exclusive (£16 per sq ft)**

## 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

TBC

## Business Rates

2017 Rateable Value: £6,500

2017 Rates Payable: £3,243.50 (2022/23)

A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

2023 Rateable Value: £7,600

2023 Rates Payable: £3,792.40 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT is payable on the rent quoted.



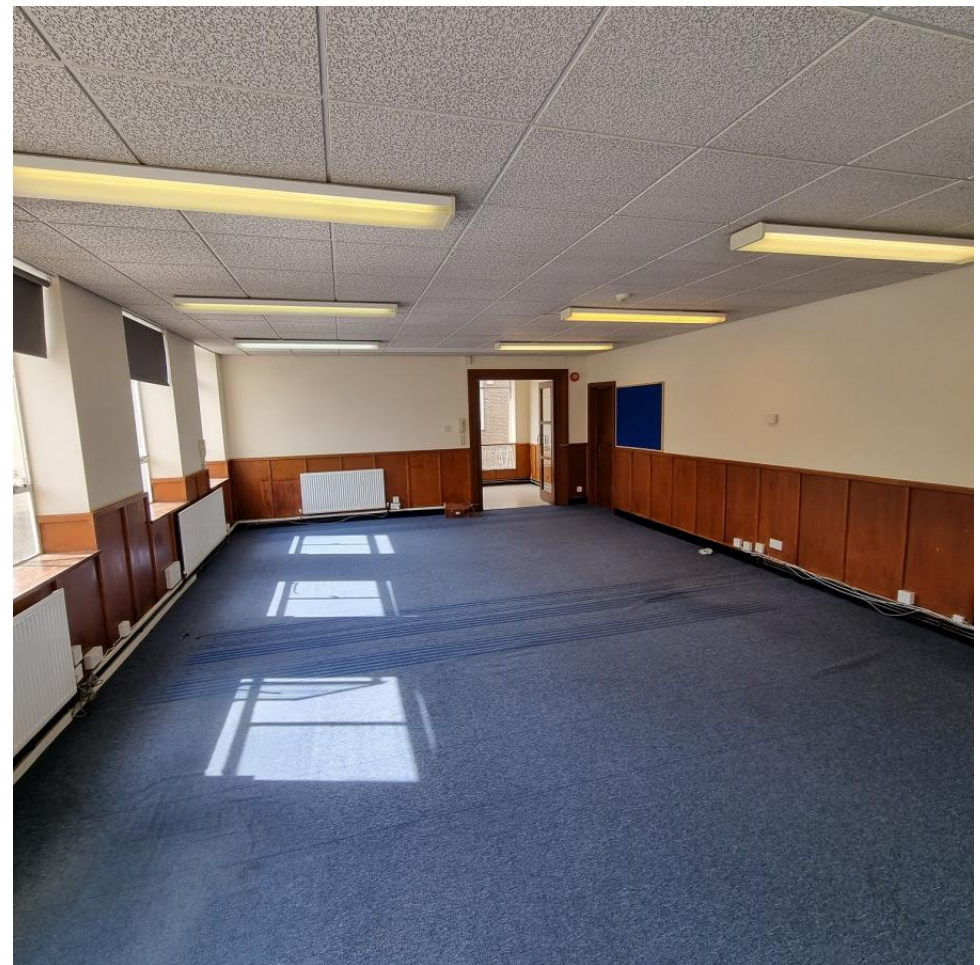
## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Thomas Neal

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



David Bessant

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



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



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