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PROPERTY PEOPLE

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Unit 3 Brittingham House, Orchard Street, Crawley RH11 7AE

TO LET: FIRST FLOOR OFFICE SUITE - 1,430 SQ FT (132.85 SQ M)

LOCATION



Situated on the first floor of a prominent building in Crawley town centre in the immediate proximity of public car parks.

Crawley High Street - 80m

Crawley Bus Terminal - 500m

Crawley Railway Station - 700m

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 10kms radius.

Description

Refurbished first floor office suite with private entrance configured as a main open plan office, two smaller offices, a kitchen and male & female cloakrooms. The premises are available furnished and fitted.

Accommodation

The approximate net internal floor area is **1,430 sq ft (132.85 sq m)**

Amenities

- Suspended ceilings with recessed lighting
- Gas fired central heating / Perimeter trunking
- Kitchen & cloakrooms
- 2 car parking spaces
- Available fully furnished as 'plug and play' offices or unfurnished

Rent

£30,000 per annum exclusive

Tenure

Available on a new effective full repairing and insuring lease on terms to be agreed.

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

Rating C - 52

Business Rates

Rateable Value: £16,250

Rates Payable: £8,108.75 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or 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.









GET IN TOUCH
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