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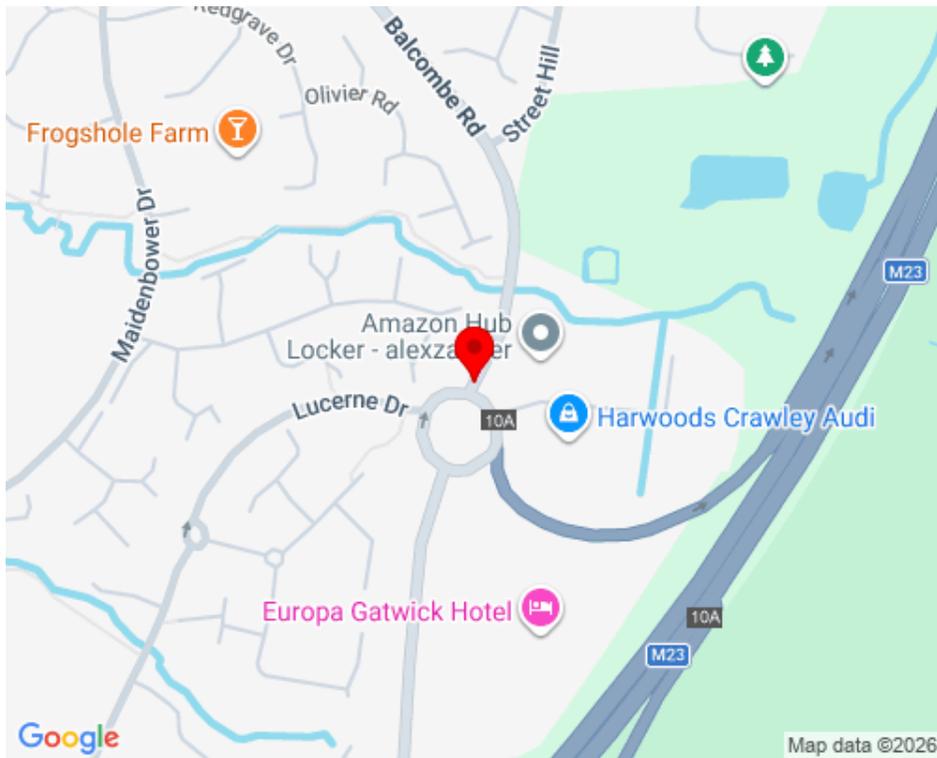
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Unit 6 Maidenbower Office Park, Crawley, RH10 7NN

GROUND & FIRST FLOOR MODERN OFFICES

# LOCATION



Maidenbower Office Park is a secure, well maintained Estate located to the south eastern edge of Crawley, adjacent to the A23/M23 at Junction 10A. Three Bridges Station with its regular train services to Victoria, London Bridge, Gatwick Airport and the south coast is approximately 1.5 miles from the property. Nearby occupiers include a Bright Horizons Day Nursery and the Coaching Halt Public and a range of leisure facilities within 2 miles of the property.

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 118,000, extending to over 160,000 persons within a 10kms radius.

For exact location use What3words: bolts.relay.blows

## Description:

Occupying a prominent position at the entrance to Maidenbower Office Park, Unit 6 is a modern two storey, self-contained fully accessible office building. Each floor is fully air conditioned and has raised floors and each benefits from a kitchenette with an integrated fridge and dishwasher. There are accessible WC facilities on each floor connected via a central staircase and lift. The property benefits from 9 free designated parking spaces to the front and side of the property.

## 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.

## Business Rates

Ground Floor

Rateable Value: £32,000

Rates Payable: £13,824 (2026/27)

First Floor

Rateable Value: £32,000

Rates Payable: £13,824 (2026/27)

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

## Key Features:

- Available floor by floor or as a whole
- Freehold potentially available
- Well presented accommodation
- Close to A23/M23 (J10A)
- Modern specification

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Office	1,525	141.68
First Floor Office	1,525	141.68	Total	3,050	283.36

## Rent:

£21.50 per sq ft per annum

## Terms:

Available on an effectively new full repairing and insuring lease on terms to be agreed, either as a whole or floor by floor. The freehold could be made available.

## Service Charge:

There is a contribution towards the upkeep of the Office Park and towards the cost of maintaining the fabric of the building and common parts. Further details on application.

## Specifications:



- Mainly open plan
- Kitchenette area
- 9 designated parking spaces
- Air conditioning

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.









GET IN TOUCH  
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