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PROPERTY PEOPLE

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5 East Park, Crawley, RH10 6AN
TOWN CENTRE OFFICE BUILDING

LOCATION



East Park is conveniently located just south of Crawley town centre and a short walk to Crawley's mainline railway station, accessed by way of a footbridge, and the town centre's extensive shopping facilities. Crawley enjoys good road and rail communications with frequent rail services into London and the south coast (London Victoria approximately 40 minutes and Gatwick Airport approximately 10 minutes).

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

Description:

The property comprises a converted two storey detached office building providing attractive cellular offices partly fitted and benefitting from wall mounted air conditioning units. There is parking for 4 cars at the rear.

Key Features:

- Close to town centre & train station
- 4 car parking spaces to the rear
- New lease
- Fitted reception
- Air conditioned offices
- Small Business Rate Relief available to qualifying occupiers

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	5555	1.56
First Floor	5274	8.96	Total	1,082	100.52

Rent:

£23,800 per annum

Terms:

Available on a new full repairing and insuring lease at an initial rent of £23,800 per annum exclusive and on other 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.

Business Rates:

Rateable Value: £11250

Rates Payable: £4860 per annum

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 to verify this information.

VAT:

VAT is Not 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.







GET IN TOUCH
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