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PROPERTY PEOPLE

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1st & 2nd Floor Premises, 33 Queensway, Crawley RH10 1EG  
TO LET: SELF-CONTAINED TOWN CENTRE OFFICE - 2,020 SQ FT (187.66M2)

# LOCATION



The property is located above retail premises in the busy pedestrianised Queensway just off Queens Square and a short walk to several public car parks, The Martlets, County Mall, bus and train stations.

Queens Square has recently benefitted from the completion of a £3.2m refurbishment of the public realm and similar improvements to Queensway are almost complete.

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

Self-contained first and second floor offices located above retail premises in the newly upgraded pedestrianised Queensway, just off Queens Square within the heart of Crawley Town Centre. Public parking is available close by and the bus terminus and train stations are within a short walk.

## Key Features

- Town centre location
- New lease available on flexible terms
- Considered suitable for a variety of uses
- Refurbished, flexible accommodation

## Accommodation

The approximate internal floor areas measured to IPMS 3 in accordance with the RICS property measurement, are as follows:

**First Floor:** 925 sq ft (85,86 m2)

**Second Floor:** 1,095 sq ft (101.78m2)

**Total: 2,020 sq ft (187.66m2)**

## Amenities

- Mainly open plan with 4 x glazed partitioned offices (second floor)
- Kitchen/staff room
- Server room/store
- Separate Male/Female WCs

- Carpeted
- Double glazed replacement windows
- Suspended ceilings with spot lighting

## Lease

Available on a new effectively full repairing and insuring lease, on flexible terms to be agreed.

## Rent

**£17,250 per annum exclusive**

## 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

To be assessed once separation works are completed.

## EPC

To be reassessed once the separation works are completed.

## VAT

TBC



## 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)



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD