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Equity House, 34 High Street, Crawley, West Sussex RH10 1BW  
TO LET: SELF-CONTAINED TOWN CENTRE OFFICES - 2,160 SQ FT (200.69M2)

# LOCATION



The property is situated in Crawley town centre on the west side of the High Street towards the southern end, within a short walking distance of the main town centre shopping facility shopping facility, Crawley railway station and bus interchange. There are several public car parks close by.

Crawley is at the heart of the Gatwick Diamond, with London Gatwick International Airport approximately 3 miles to the north. Junctions 9 and 10 are approximately 3 miles and 1.5 miles respectively and central London is within about 45 minutes by train from nearby Crawley station.



## Description

Self-contained open plan offices in an attractive period building with modern extension to the rear and allocated parking located in Crawley High Street, close to town centre amenities and Crawley railway station.

## Key Features

- Immediately available - new lease
- Town Centre location
- 4 car parking spaces
- Flexible office space

## Accommodation

The internal floor area, measured in accordance with IPMS3 - Office RICS Property Measurement (1st Edition), is **2,160 sq ft (200.69m<sup>2</sup>)**.

## Amenities

- Town centre location & 4 designated parking spaces
- Part air conditioned (not tested)
- Double glazed windows & gas fired central heating
- Flexible open plan accommodation
- Separate male & female W.Cs

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed.

## Rent

**£36,720 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

Rateable Value: £24,500

Rates Payable: £12,225.50 (2022/2023)

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

Via prior appointment through sole Agents Graves Jenkins







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