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PROPERTY PEOPLE

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Sackville House, Northwood Park, Gatwick Road, Crawley, RH10  
9XN

PROMINENT OFFICES, SHORT OR LONG TERM

# LOCATION



Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops closeby and the offices provide easy access to J10 M23 approximately 1.5 miles. A Starbucks and McDonalds are proposed to be developed opposite Northwood Park.

## Description

A prominent detached building available ground and first floor offices on a flexible lease basis. Benefitting from air conditioning, raised flooring, mix of open plan and private offices plus large canteen area. Suitable for various uses STP. Excellent on-site parking.

## Key Features

- Short or long leases
- Competitive rent £10 psf
- Parking @ 1:300 sq ft
- From 9,500 sq ft - 19,000 sq ft

## Accommodation

The net internal areas are:

**Ground Floor:** approx 9,500 sq ft (882.6 m<sup>2</sup>)

**First Floor:** approx 9,500 sq ft (882.6 m<sup>2</sup>)

**Total NIA: approx 19,000 sq ft (1,765 m<sup>2</sup>)**

## Amenities

- Very flexible leasing arrangement
- Competitive rent at just £10psf
- Air conditioning and raised flooring
- Open plan and private offices
- Parking @ 1:300 sq ft

## Rent/Price

**£10 per sq ft based on the net internal areas**

## 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

TBC

## Business Rates

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.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements



By appointment through Joint Agents:

**Graves Jenkins - 01293 401040**

Stephen Oliver - 07786 577323  
oliver@graves-jenkins.com

David Bessant - 07767 422530  
bessant@graves-jenkins.com

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GET IN TOUCH  
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