



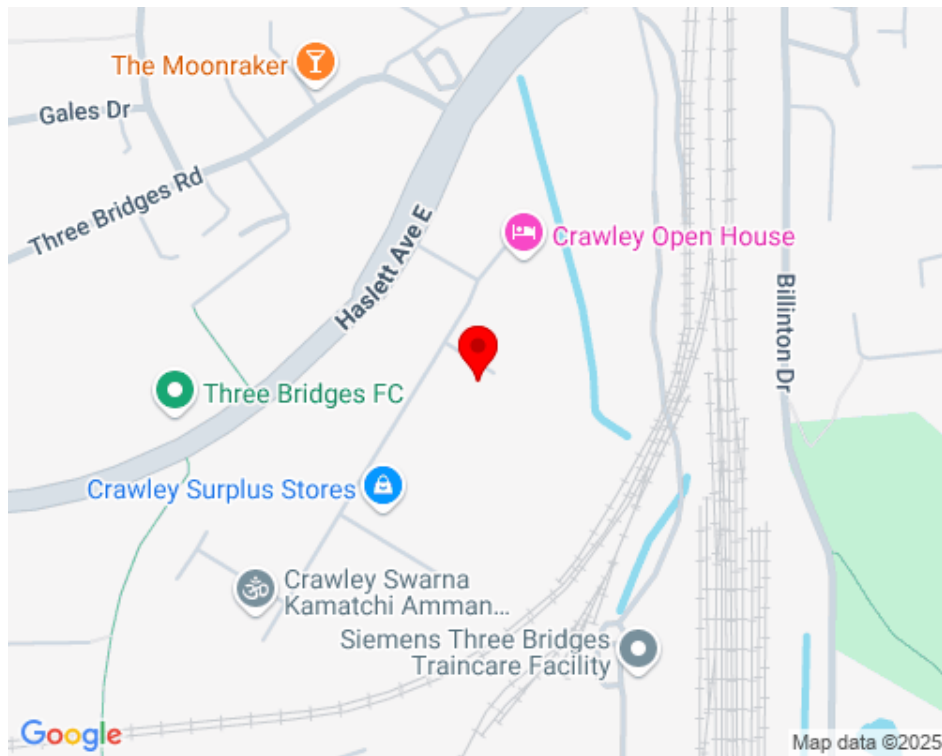
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PROPERTY PEOPLE

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Saxon House, Stephenson Way, Crawley RH10 1TN  
TO LET: SECOND FLOOR OFFICE - 1,683 SQ FT (156.35 M2)

# LOCATION



Saxon House is just a few minutes' walk from Three Bridges rail station, with regular services to Gatwick Airport (5 mins), London (35 mins) and Brighton (30 mins). Gatwick Airport is just 3.5 miles to the north and Junction 10 of the M23 is under 2.5 miles away, so by road or rail, you couldn't be looking at a better transport links.

With Crawley town centre just 15 minutes' walk from the building, the area also has local shops and leisure/eating facilities for your workforce closeby, including two supermarkets within a five minute walk.

## Description

Office space is available immediately in Saxon House. A detached, redecorated three storey office building on popular Stephenson Way Estate.

Featuring ground floor reception area and parking to the rear.

## Amenities

- Managed support
- Car parking spaces
- Air conditioning
- Central heating
- Double glazing
- Entrance security

## Lease

New short form flexible lease (subject to terms to be agreed).

## Rent

£9.95 per sq ft 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.

## EPC

Rating C - 71

## Business Rates

Rateable Value: £9,800

Rates Payable: £4,890.20 (2023/24)

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](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 Agents Graves Jenkins.







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