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

TO LET: 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 new E.V. charging station, cafe and convenience store are currently being developed on site, which will provide excellent neighbouring amenity.

A Starbucks and McDonalds are proposed to be developed opposite Northwood Park.

Description

Kingfisher House is a two storey office situated at the rear of the park and available to let on a short or long term basis.

The premises benefit from part air conditioning, raised flooring, mix of open plan and private offices plus car parking.

Key Features

Short or long leases
Competitive rent
Parking @ 1:300 sq ft

Accommodation

The net internal areas are:

Kingfisher House (South)

Ground Floor - 2,107 sq ft (195.7 sq m)
First Floor - 2,364 sq ft (219.6 sq m)

Kingfisher House (North)

Ground & First Floor - 2,717 sq ft (252.4 sq m)

Total net internal area: 7,188 sq ft (667.8 sq m)

Amenities

- Very flexible leasing arrangement
- Competitive rent £16 psf

- Air conditioning and raised flooring
- Open plan and private offices
- Parking @ 1:300 sq ft

Lease

The offices are available to let on a new full repairing lease on a short or long term basis.

Rent

£16 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

Rating C - 59

Business Rates

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to confirm the business rates.

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

Via prior appointment through Joint Agents:

Graves Jenkins - 01293 401040

David Bessant 07767 422530

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