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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](http://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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### **Vail Williams**

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