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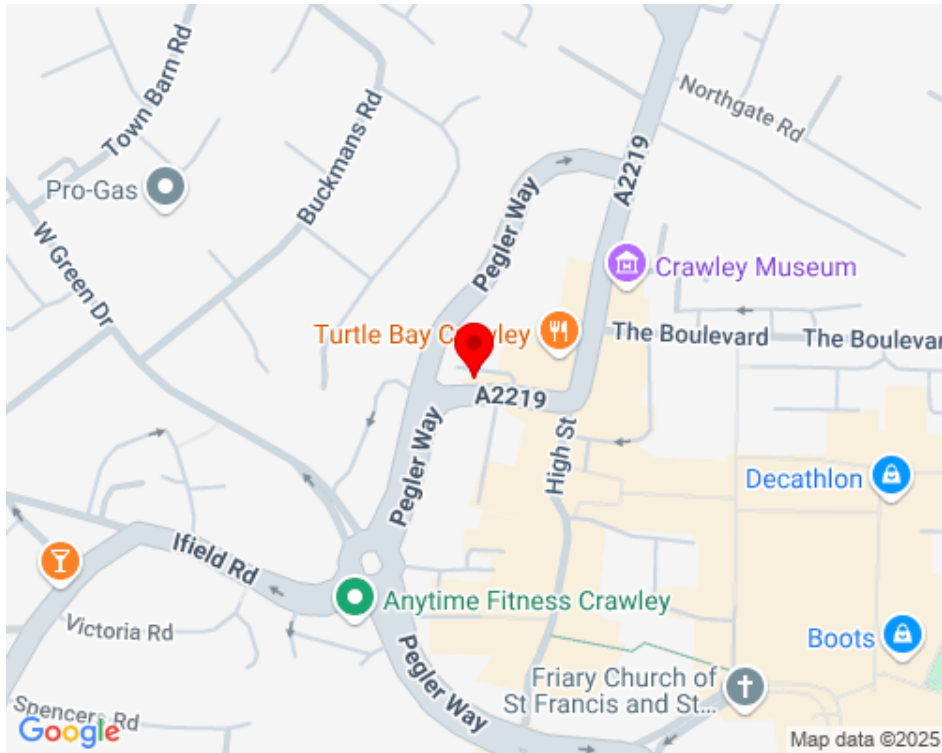
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Unit 3 Brittingham House, Orchard Street, Crawley RH11 7AE

TO LET: FIRST FLOOR OFFICE SUITE - 1,430 SQ FT (132.85 SQ M)

# LOCATION



Situated on the first floor of a prominent building in Crawley town centre in the immediate proximity of public car parks.

Crawley High Street - 80m  
Crawley Bus Terminal - 500m  
Crawley Railway Station - 700m

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

## Description

Refurbished first floor office suite with private entrance configured as a main open plan office, two smaller offices, a kitchen and male & female cloakrooms. The premises are available furnished and fitted.

## Accommodation

The approximate net internal floor area is **1,430 sq ft (132.85 sq m)**

## Amenities

- Suspended ceilings with recessed lighting
- Gas fired central heating / Perimeter trunking
- Kitchen & cloakrooms
- 2 car parking spaces
- Available fully furnished as 'plug and play' offices or unfurnished

## Rent

**£30,000 per annum exclusive**

## Tenure

Available on a new effective full repairing and insuring lease on terms to be agreed.

## 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 - 52

## Business Rates

Rateable Value: £16,250

Rates Payable: £8,108.75 (2024/25)

Small business rate relief is applicable for qualifying businesses. 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

Strictly via prior appointment through sole agents Graves Jenkins.











GET IN TOUCH  
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