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Goffs Park House, Old Horsham Road, Crawley, RH11 8PE

CHARACTER PREMISES (CLASS E)

LOCATION



Goffs Park House is situated off Old Horsham Road and beyond Goffs Manor Public House/Restaurant accessed via Horsham Road and within 500m of Crawley Avenue and Cheals roundabout, providing easy access to the A23(M). The town centre shopping facilities including County Mall, Crawley bus and railway stations are within 1km.

The property is located immediately to the southern end of Goffs Park, set in over 20 hectares of woodland, lawns and conservation habitats and therefore benefits from stunning views over the park. 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:

Originally built in 1882 as a private residence, and now locally listed, the building provides a range of office and ancillary accommodation in a pleasant setting, now considered suitable for a variety of potential uses, subject to planning and other necessary consents. Goffs Park House is adjacent to Goffs Park, just off Horsham Road and within easy reach of Crawley town centre and its amenities.

The premises have most recently been used as offices with ancillary accommodation and a programme of planned maintenance/refurbishment. Further information on application.

Use

The premises benefit from Class 'E' (Commercial, Business and Services) use and therefore can be used for a variety of uses within E Class, subject to landlord's consent to specific use.

Lease

Available on a new lease on terms to be agreed. The lease will be based on the Council's standard form of commercial lease, subject to appropriate alterations to reflect agreed terms and conditions. Further information on application.

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.

Key Features:

- Pleasant parkland location with stunning views
- Town centre amenities within 1km
- Suitable for a variety of uses (STP)
- Ample parking available

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMB
Basement	390	36.23
Ground Floor	2,000	185.81
First Floor	2,380	221.11
Second Floor	1,350	125.42
Total	6,120	568.57

Rent:

On Application

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs





GET IN TOUCH
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