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Goffs Park House, Old Horsham Road, Crawley RH11 8PE  
TO LET: CHARACTER PREMISES (CLASS E) - 6,120 SQ FT (586.56 SQ)



# 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.

**On the instructions of Crawley Borough Council.**

## Key Features

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

## Accommodation

The approximate net internal floor area is as follows:-

**Basement:** 390 sq ft (36.23 sq m)

**Ground Floor:** 2,000 sq ft (185.80 sq m)

**First Floor:** 2,380 sq ft (221.11 sq m)

**Second Floor:** 1,350 sq ft (125.42 sq m)

**Total: 6,120 sq ft (568.56 sq m)**

## 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.

## Rent

On application.

A 6 month rent deposit will be required by the landlord as a standard condition of any letting.

## 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 - 73

## Business Rates

Rateable Value: £47,000

Rates Payable: £23,453 (2025/26)

Interested parties are advised to contact Crawley Borough Council  
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.

## AML

The proposed tenant will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.











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