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PROPERTY PEOPLE

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Suite 3.5, Stanley House, Kelvin Way, Crawley, West Sussex  
RH10 9SE

TO LET: FIRST FLOOR ALL INCLUSIVE OFFICE SUITE - 145 SQ FT (13.47 SQ M)

# LOCATION



The property is situated on the popular Manor Royal Business District close to Gatwick Airport.

Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2km to the south east providing easy access to the M25 and Gatwick approximately 3km to the north.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley

## Description

Self contained first floor open plan office accommodation. Ready to occupy suite in an established business space location.

## Key Features

- Good parking provision
- Open plan accommodation
- Flexible terms available
- All inclusive rent

## Accommodation

The net internal floor area is measured in accordance with IPMS3-Office and is approximately 145 sq ft (13.47 sq m).

## Lease

Easy in, easy out tenancies for a term to be agreed.

## Rent

£4,350 per annum exclusive.

## 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

E - 116

## Business Rates

Included in the rent.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

A successful bidder 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.







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)

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