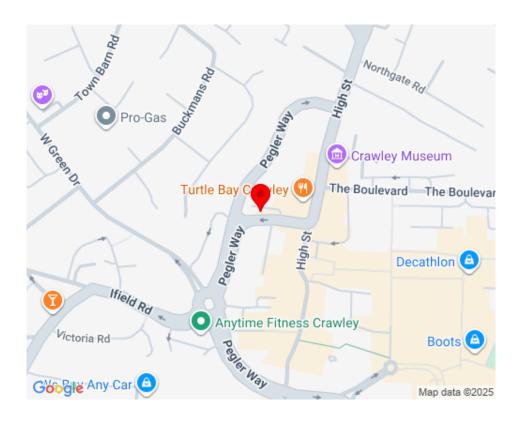






# LOCATION



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

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 118,000, extending to over 160,000 persons within a 10kms radius.

# Description

The premises comprises an end of terrace ground floor retail/office building with 3 parking spaces demised to the rear. The accommodation is predominantly open plan with some partitioned offices along the side and rear, to include a separate kitchen/break out area and 2 WCs.

# Accommodation

The approximate net internal floor area is 1,935 sq ft (179.76 m2)

# **Amenities**

- Professional services opportunity
- Suitable for all 'E' class uses
- High specification accommodation
- 3 allocated parking spaces

# Rent

#### £41,500 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 - 51

# **Business Rates**

Rateable Value: £23,500

Rates Payable: £11,726.50 (2025/26)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

# VAT

VAT will be payable on the terms quoted.

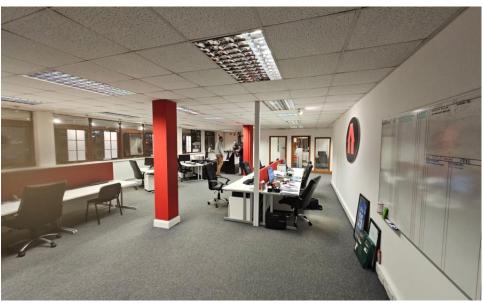
# Legal Fees

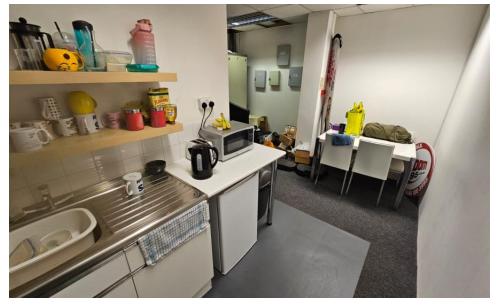
Each party to bear their own legal costs involved in the transaction.

# Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.





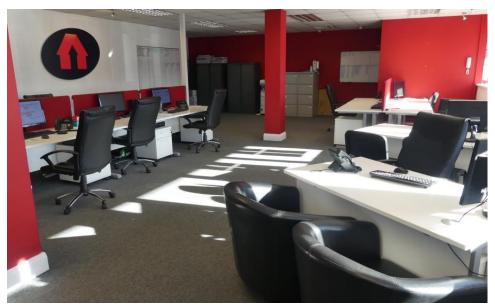
















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