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Kingfisher House (South), Northwood Park, Gatwick Road,
Crawley RH10 9XN

TO LET: REDECORATED OFFICES - 4,471 SQ FT (415.36 SQ M)

LOCATION



Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops closeby and the offices provide easy access to J10 M23 approximately 1.5 miles.

A new E.V. charging station, Sainsburys Convenience store and Greggs are shortly to be developed on site ready Q4 2025, providing excellent neighbouring amenity.

A McDonalds has been newly developed and a Starbucks is under development opposite Northwood Park.

Description

Kingfisher House (South) is a two storey semi-detached office building leasing one of four similar buildings facing Northwood Park situated at the rear of the park and available.

The offices have recently undergone comprehensive works to include resprayed window frames and facias, new carpeting, and redecoration.

The space provides a mix of open plan and some cellular offices. There are 15 car spaces allocated to the building.

Accommodation

The net internal areas are:

Ground Floor - 2,107 sq ft (195.7 sq m)

First Floor - 2,364 sq ft (219.6 sq m)

Total: 4,471 sq ft (415.36 sq m)

Amenities

- Very flexible leasing arrangement
- Air conditioning and raised flooring
- Open plan and private offices
- 15 car parking spaces
- Considered suitable for a variety of uses (STPC)

Lease

The offices are available to let on a new full repairing lease on terms to be agreed. Further details on application.

Rent

£18.50 per sq ft based on the net internal areas.

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 - 59

Business Rates

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to confirm the business rates.

VAT

VAT is payable on the terms quoted.

Legal Fees

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

Viewing Arrangements

Via prior appointment through Joint Agents:

Graves Jenkins - 01293 401040

David Bessant 07767 422530

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