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3rd Floor, St Johns House, Crawley, RH10 1HS  
SUPERB FITTED TOP FLOOR OFFICES WITH ROOF TERRACE

# LOCATION



St Johns House is situated in a prominent town centre position at the corner of Haslett Avenue West and the High Street. Many of the town centre shopping and restaurant facilities, the Crawley bus station, plus the mainline station are all within just 5 minutes walk of the building. Both junction 10 and 11 of M23 are within around 5 minutes drive providing superb access to the wider motorway network.

For exact location use postcode RH10 1HS or what3words: handed.lions.ears

## Description:

St Johns House is a modern 4 storey building providing 3 floors of quality office accommodation above some ground floor office and retail units. Accessed via a self-contained office reception area, there are 2 x 13 person passenger lifts to the upper floors. There are wc facilities on each floor in the common areas. This fantastic suite is situated on the 3rd (top) floor, with the full height windows providing both excellent natural light far reaching views. The offices have been fitted to a high standard with all furniture and partitioning included ready for immediate occupation.

## Lease

The suite is held on a full repairing and insuring lease for a term of 10 years expiring 6 March 2028. The lease is available for assignment or on a short term sub-lease.

## 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:

- Superb fit-out ready to occupy
- Town Centre location
- On site parking with additional spaces off site
- Fantastic roof terrace

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Third Floor
Office	4,096	380.53	Total
	4,096	380.53	

## Rent:

£108,544 per annum

## Business Rates:

Rateable Value: £99000

Rates Payable: £47520 per annum

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 is Applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors

are instructed.











GET IN TOUCH  
gravesjenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD