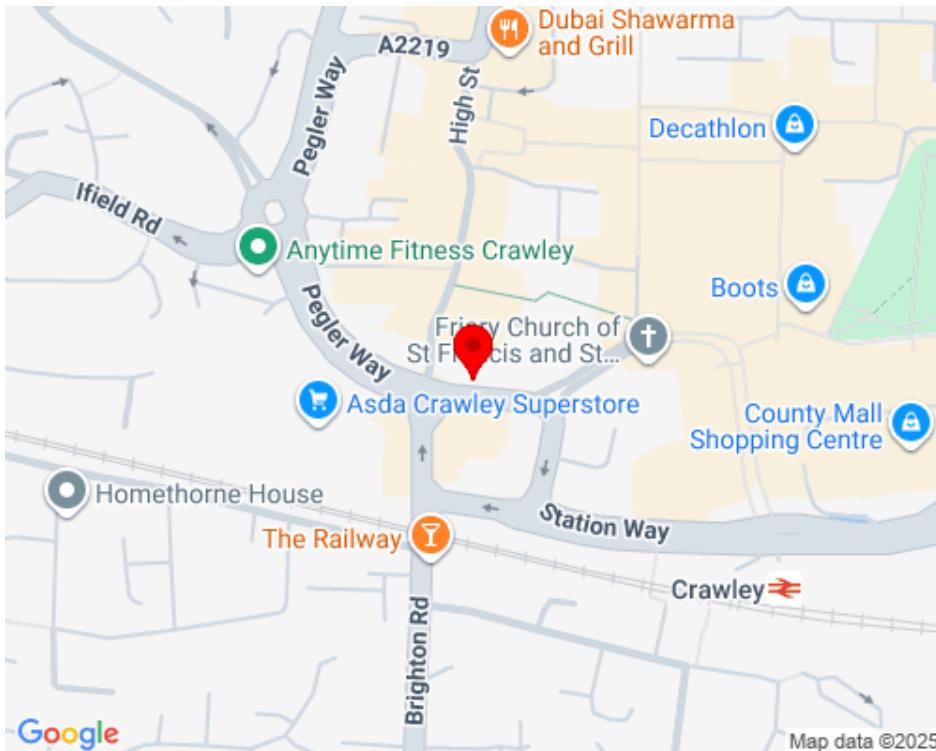




St Johns House, Haslett Avenue West, Crawley RH10 1HS

TO LET: SUPERB FITTED TOP FLOOR OFFICES - 4,096 SQ FT (380.53 SQ M)

# 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.

## Key Features

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

## Accommodation

The net internal office area is 4,096 sq ft (380.53 sq m)  
There is also a superb private roof terrace of 2,035 sq ft (189 sq m)

## Amenities

- VRV air conditioning
- Fully fitted suite
- 3 interconnecting meeting rooms
- Approx. 20 desks, some static, some fully height adjustable
- Meeting tables plus booth area

- Private shower and WC
- Private kitchen with large fridge, dishwasher and microwave
- Fitted wooden lockers
- Reception area
- 12 car spaces (4 on site)

## 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.

## Rent

Rent on application.

## 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 A - 24

## Business Rates

Rateable Value: £69,500  
Rates Payable: £38,572.50 (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](#)

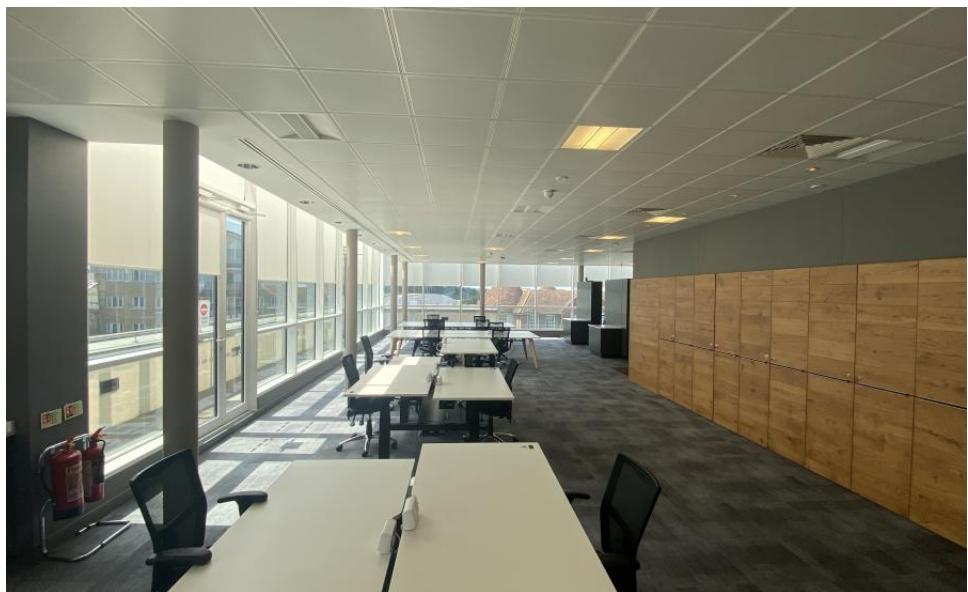
Each party to bear their own legal costs involved in the transaction.

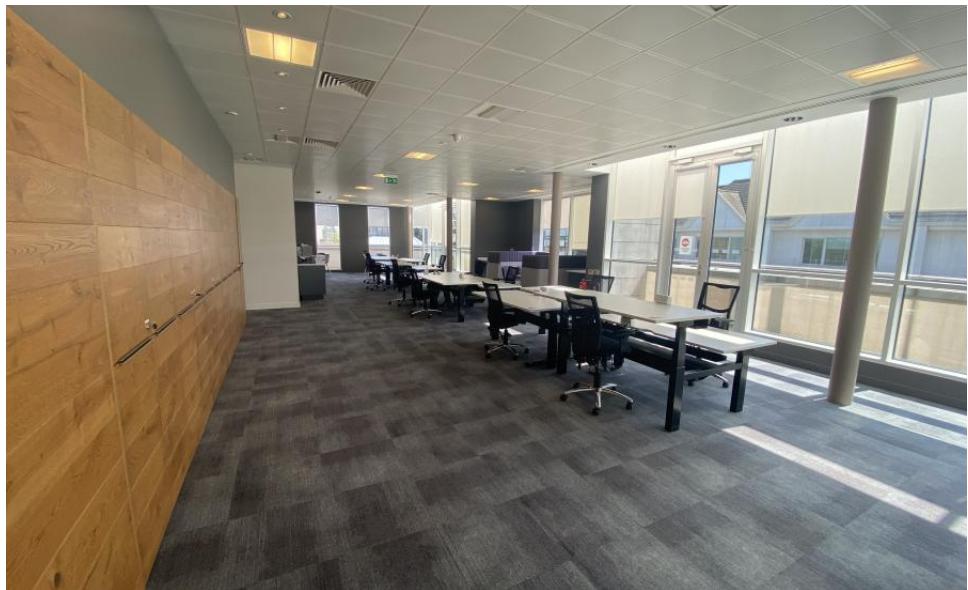
## [AML](#)

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

## [Viewing Arrangements](#)

Strictly via prior appointment through sole Agents Graves Jenkins.









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



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



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