



EXECUTIVE SUMMARY

COMMERCIAL PREMISES AVAILABLE TO LET

- ▶ An opportunity to lease a refurbished two-storey mixed use building in Crawley, West Sussex.
- ▶ The property occupies a prominent position on Crawley High Street within a short walking distance to Crawley mainline station.
- ▶ The property would be perfectly suited for a variety of business types including retail, office, financial and professional.
- ▶ Crawley benefits from excellent connectivity into London with frequent direct trains to London Bridge & London Victoria travelling via Gatwick Airport.
- ▶ Crawley is a desirable home counties town in the heart of West Sussex approximately 32 miles from Central London and only 4.5 miles from Gatwick Airport.
- ▶ There are a number of new public and private development projects that will enhance the town centre nearby, including new residential-led mixed-use developments and redevelopment of Crawley Railway Station.
- ▶ The property benefits recent refurbishment throughout, ground floor disabled toilets and kitchen facilities.
- ▶ 887 sq ft (82 m.sq) internal area over the ground and first floor.
- ▶ **Available to let on a new lease at a rent of £27,000 per annum exclusive.**



DESCRIPTION

The property comprises a recently refurbished two-storey mixed use building of traditional brick construction with a double fronted shopfront.

The ground floor commercial accommodation is open plan with staff facilities and a newly refurbished disabled toilet towards the rear of the property. The first floor comprises modern flexible workspaces and ancillary storage.

Specifications:

- Prominent High Street location
- Close to Crawley town centre amenities
- Ground floor open plan flexible workspace
- Male/Female & disabled WC facilities

LOCATION

The property is situated on Crawley High Street in a prominent position on the corner of High Street and Haslett Avenue within a 5-minute walk from Crawley main line station.

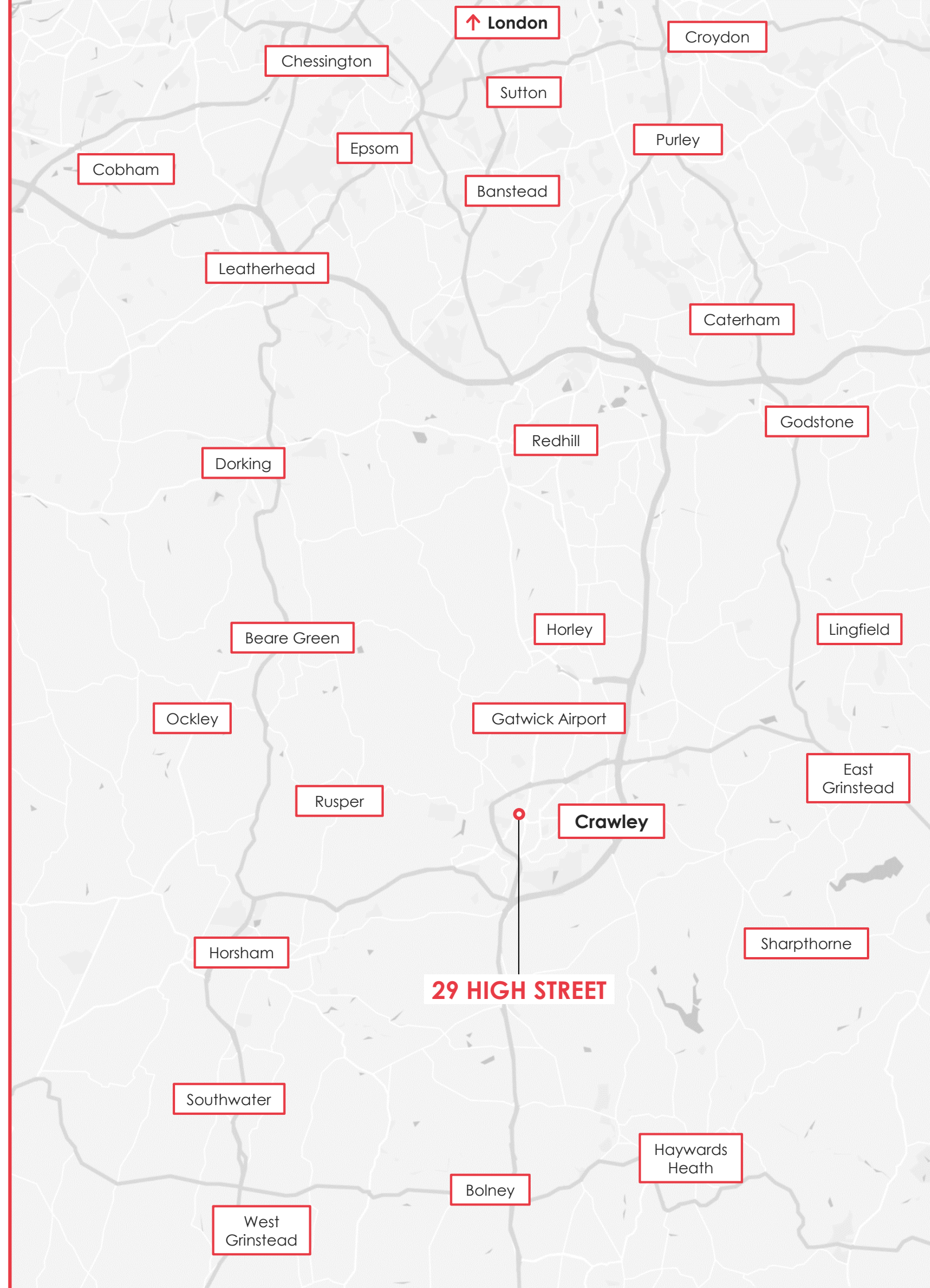
Crawley is a vibrant and growing town in West Sussex and a major commercial centre in the heart of the Gatwick Diamond.

The location benefits from excellent transport links with regular direct train services to London Victoria and London Bridge. Gatwick Airport is within 5 miles and the national motorway network is also easily accessible via J10 of the M23.

ACCOMMODATION

The retail unit has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice and provide the following net internal areas:

AREA / DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground Floor Retail	52,27 sq.m	562.58 ft ²
First Floor Flexible Workspace	30.15 sq.m	325.51 ft ²
TOTAL	82.42 sq.m	887.09 ft²





TERMS

A new lease is available on terms to be agreed.

RENT

Available to let on a new lease at a rent of £27,000 per annum exclusive.

BUSINESS RATES

According to the Valuation Office Agency website the property has a Rateable Value of £27,250. We would advise that interested parties make their own enquiries with the Local Authority regarding business rates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

To be confirmed by Landlord.

ENERGY PERFORMANCE RATING

An EPC is being prepared and will be available shortly.

FURTHER INFORMATION

For further information and to make arrangements to view the property please contact:

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