





# EXECUTIVE SUMMARY

## MODERN OFFICE AVAILABLE TO LET

- ▶ An opportunity to lease a refurbished ground floor office in the centre of Crawley, West Sussex. Offering incredibly high-quality accommodation that would be suited for a variety of small businesses.
- ▶ The property is located in the town centre near the High Street on Haslett Avenue within a short walking distance to Crawley mainline station.
- ▶ 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 from air-conditioning, suspended high ceilings with WC and kitchen facilities.
- ▶ 678 sq ft (62 m.sq) internal area over ground floor.
- ▶ **Available to let on a new lease at a rent of £16,000 per annum exclusive.**









## DESCRIPTION

The property comprises a recently refurbished ground floor commercial office space with a prominent frontage on Haslett Avenue.

The accommodation features suspended high ceilings and open plan layout with staff and WC facilities towards the rear of the property.

### Specifications:

- Prominent location
- Close to Crawley town centre amenities
- Ground floor high quality flexible workspace
- Air conditioning
- Male/Female WC & Kitchen facilities

## LOCATION

The property is located in the town centre near the High Street on 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.

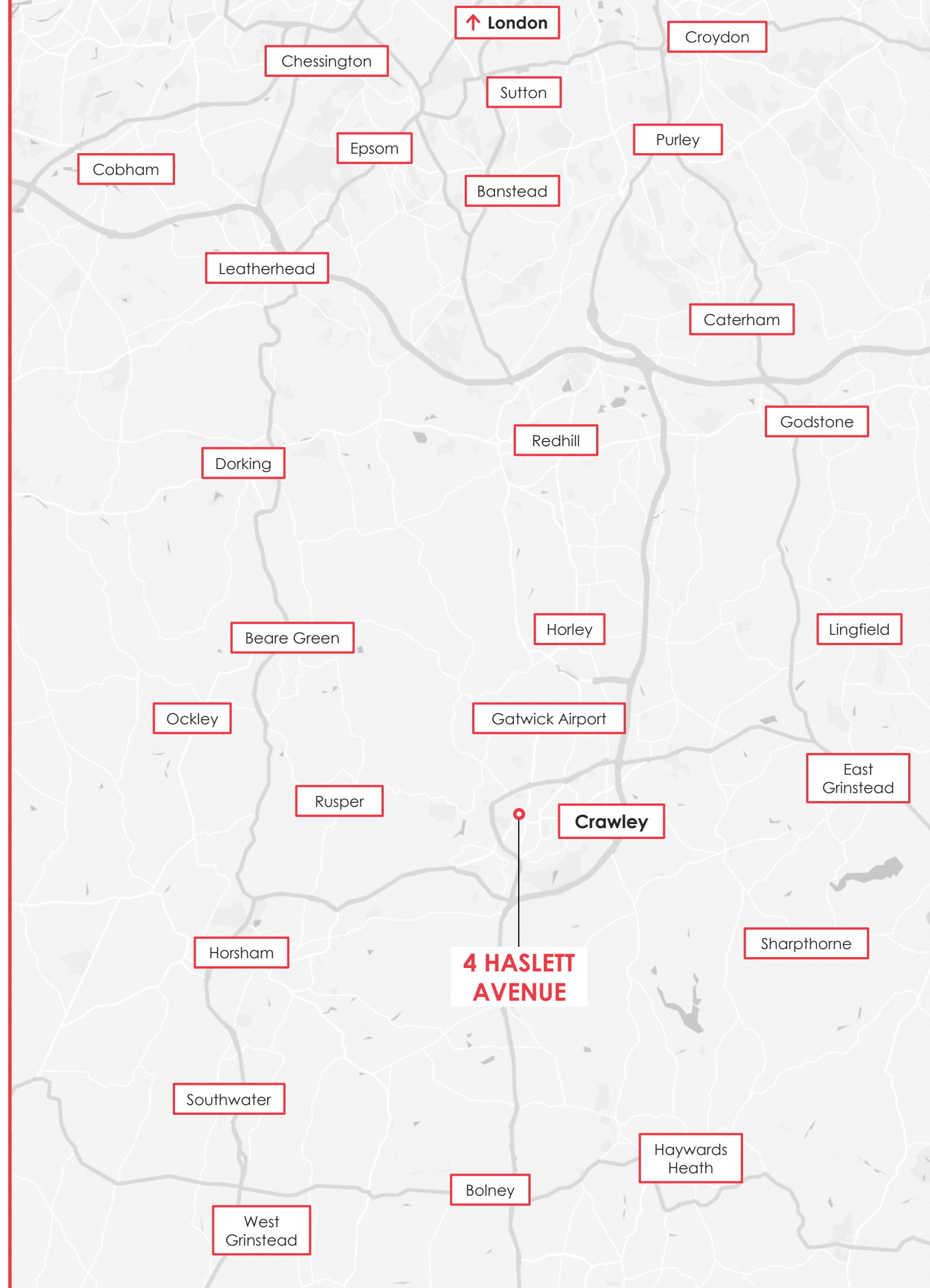
## ACCOMMODATION

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 Accommodation	62.99 sq.m	678 ft <sup>2</sup>
<b>TOTAL</b>	<b>62.99 sq.m</b>	<b>678 ft<sup>2</sup></b>

## USE

B1a, A1, A2, A3 and A4 use. Potential for D1 use subject to planning





## TERMS

A new full repairing and insuring lease is available on terms to be agreed.

## RENT

Available to let on a new lease at a rent of £16,000 per annum exclusive.

## BUSINESS RATES

According to the Valuation Office Agency website the property has a Rateable Value of £12,500. 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

VAT will be chargeable on the terms quoted

## ENERGY PERFORMANCE RATING

**B** 26-50 **47**

## FURTHER INFORMATION

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

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