



7-8 THE COURTYARD, CRAWLEY, RH10 6AG

OFFICE TO LET

1,080 SQ FT (100.34 SQ M)



Summary

Opportunity to Lease Superbly
Located Self Contained Office with
parking

Available Size 1,080 sq ft

Rateable Value £12,500
(1 April 2023 to
present)

EPC Rating C (72)

- Town Centre Location
- Close to station
- Self-Contained Office
- Arranged over two floors
- 5 Parking Spaces
- Central Heating
- Lease Assignment Opportunity
- Double Glazed Windows
- Suit wellbeing/therapy rooms/independent business use



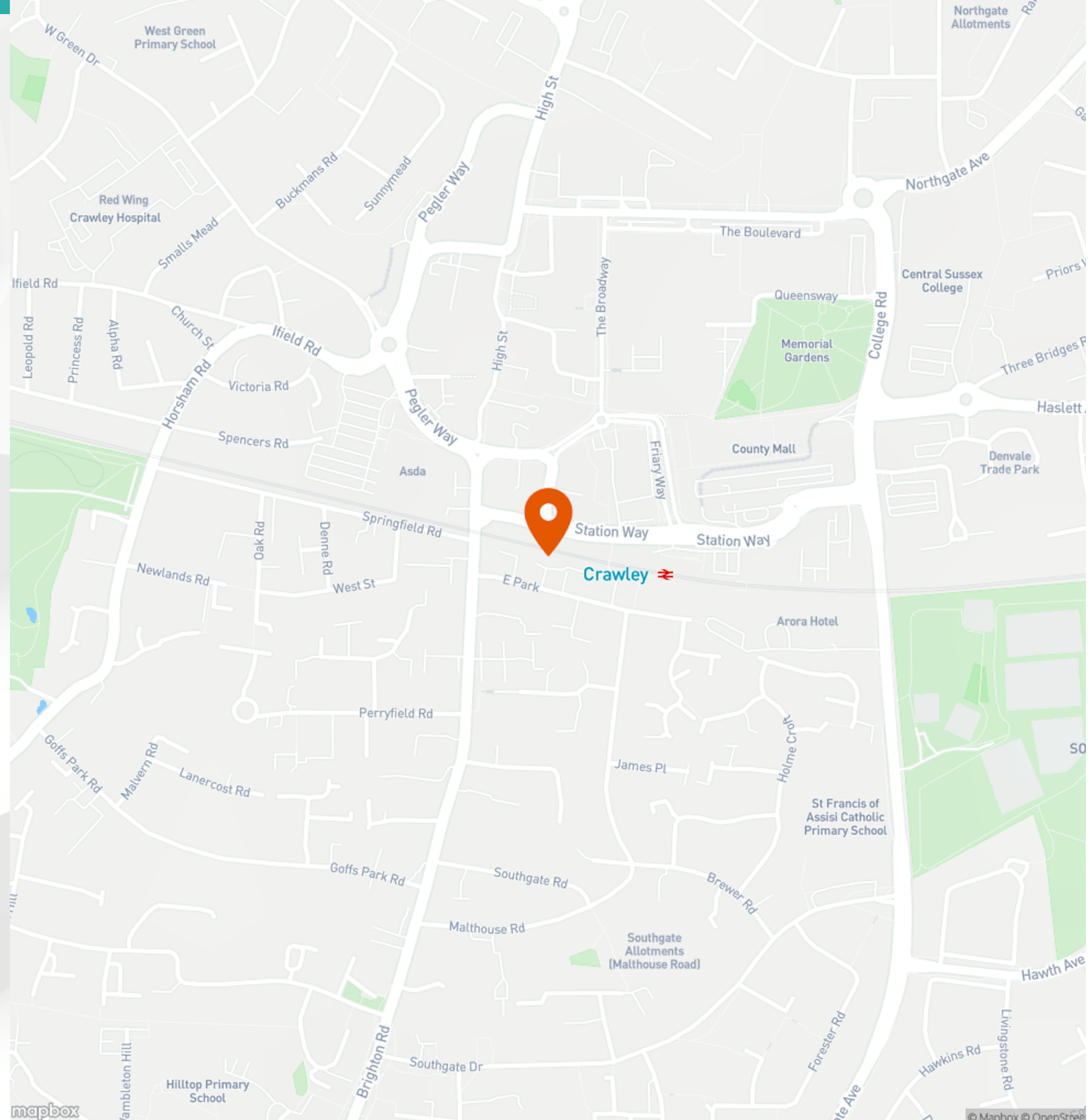
Location



**7-8 The Courtyard, East Park,
Crawley, RH10 6AG**

The property is located in East Park, a development adjacent to Crawley Railway Station and less than half a mile away from Crawley Town Centre.

Access to the office estate is via a residential road just off of the A2219, Gatwick Airport is approximately 6 miles away.





Further Details

Description

The Courtyard is a development of two storey, self-contained office buildings which are arranged around a central courtyard with parking areas. Unit 7-8 is located at end of a terrace. The premises suit office use, wellbeing/therapy rooms etc.

Accommodation

The accommodation comprises the following areas NIA:

Name	sq ft	sq m
Ground	557.58	51.80
1st	523.14	48.60
Total	1,080.72	100.40

Tenure

Current rent of £18,000 Per Annum Exclusive.

Business Rates

Rateable Value (1 April 2023 to present): £12,500

Should you require further information on Business Rates, please contact our in house rating surveyor Derek Moore (dmoore@vailwilliams.com).

VAT

VAT may be payable on the terms quoted.

Legal costs

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

Utilities/Services

Vail Williams LLP 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.



Enquiries & Viewings



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