



**UNIT 3 MAIDENBOWER BUSINESS PARK, CRAWLEY,
WEST SUSSEX, RH10 7NN**

OFFICE FOR SALE

2,643 SQ FT (245.54 SQ M)



Summary

Freehold Office For Sale

Available Size	2,643 sq ft
Price	Offers in the region of £750,000
Rateable Value	£35,250 (1 April 2023 to present)
EPC Rating	C (58)

- Grade A Office Space
- Adjacent to the M23
- 8 allocated parking spaces
- Two storey semi-detached office building
- Full Vacant Possession
- Disabled lift
- Excellent owner occupier and / or investment
- Potential to purchase existing furniture (by separate negotiations)
- Excellently presented office with two kitchens allowing the building to be split
- Electric heating / AC system

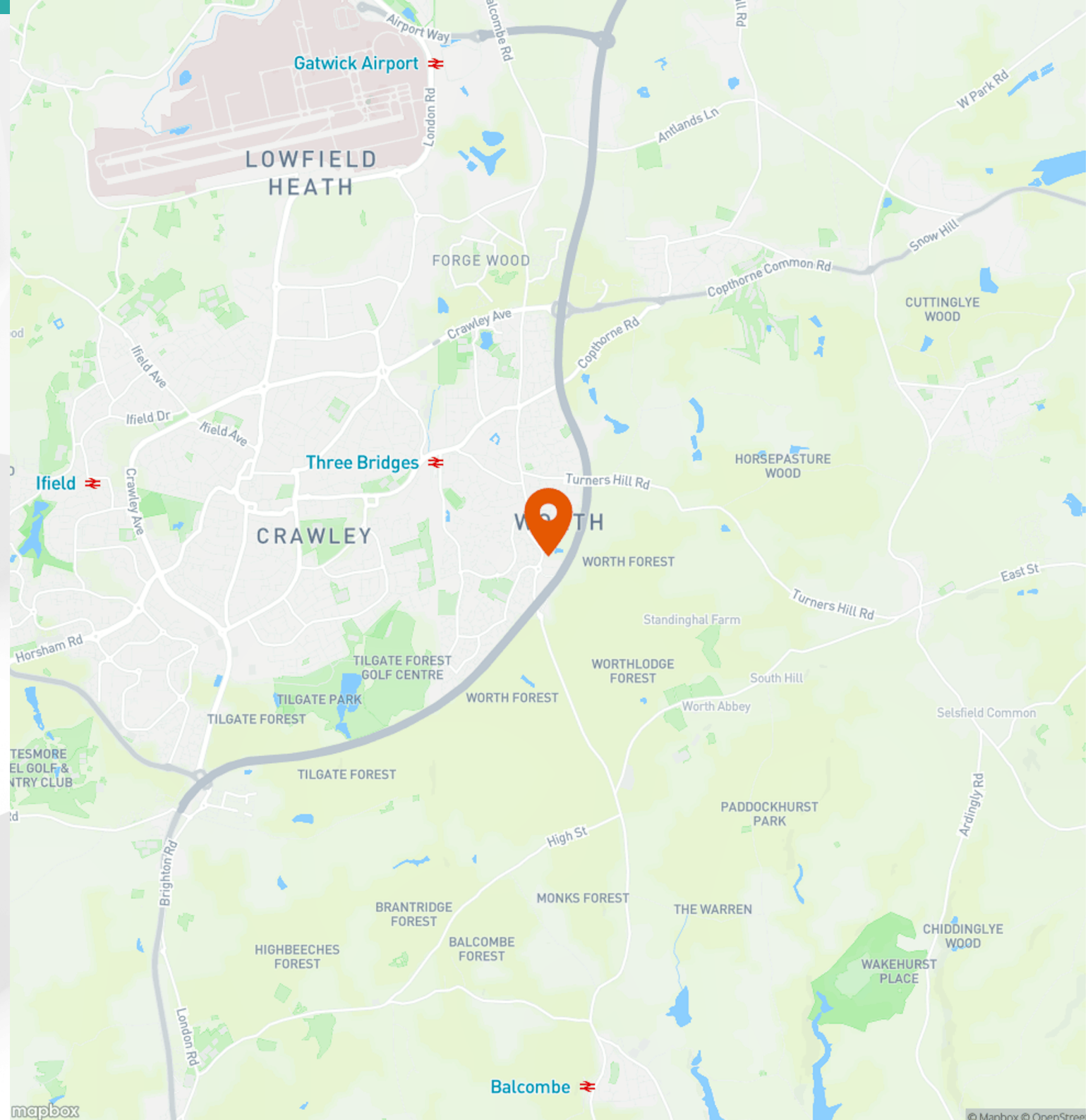


Location



Unit 3 Maidenbower Business Park, Crawley, West Sussex, RH10 7NN

30 miles south of London, Crawley is one of the South East's major commercial centres and is situated directly adjacent to London Gatwick International Airport on the London-Brighton mainline and the M23. Maidenbower Business Park is a secure, well-maintained estate with nearby occupiers including Audi, Europa Gatwick, Bright Horizons Nursery and Storage King.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,326	123.19	Available
1st	1,317	122.35	Available
Total	2,643	245.54	

Description

Superbly presented semi-detached office building, the property comprises of two storeys with a ground floor reception area, meeting rooms, open plan office space a generously sized kitchen and two WC's. The first floor consists of two further WC's, three meeting rooms, a further kitchenette and open plan office space. The offices benefit from carpeted throughout, a mix of spot downlighting and recessed lighting set within suspended ceiling, 8 allocated parking spaces and a disabled passenger lift.

Tenure

The property is available by way of freehold with full vacant possession.

Price

Offers in the region of £750,000.

EPC

This property has a valid EPC rating of 58C.

Business Rates

Rateable Value (1 April 2023 to present): £35,250.

VAT

VAT may be payable on the terms quoted.

Use

The property falls within Use Class E (former B1 offices) but is considered suitable for variety of uses subject to any required consents. Any queries regards to use can be assisted by contacting planning@vailwilliams.com although we advise parties to satisfy their intended use at the local planning office.

Service Charge

There is contribution towards the estate/business park. Further details upon request.

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.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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