

CRAWLEY

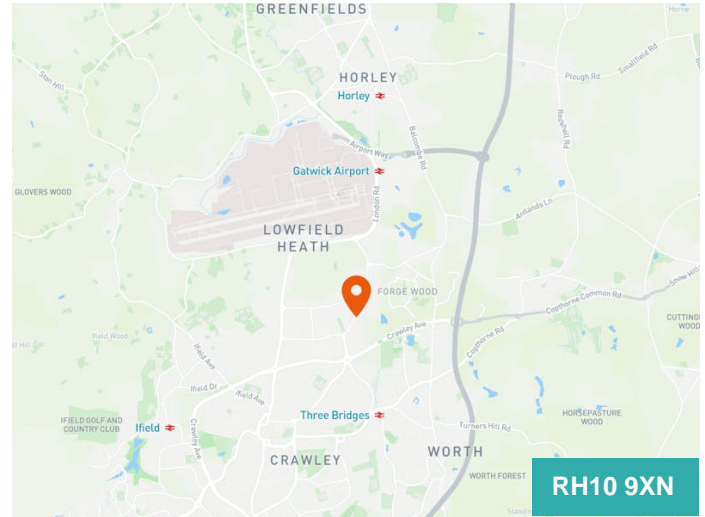
Unit 2a & 2b, Kingfisher
House, Northwood Park,
Gatwick Road, RH10 9XN



OFFICE TO LET

2,107 TO 4,471 SQ FT

- 14 car parking spaces available (potential to rent further spaces by way of separate negotiation)
- New EV charging and retail unit being built adjacent to the site
- Located in the heart of Manor Royal
- Open plan offices, potential to take separate floors
- Partly refurbished due to include; new carpeting, and spray paint of windows



Summary

Available Size	2,107 to 4,471 sq ft
Rent	£18.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	£7 per sq ft
EPC Rating	C (59)

Description

Ground and first floor offices available on new lease terms. Benefitting from heating/cooling system (not tested), raised flooring, mix of open plan and private offices plus 14 car parking with further spaces available upon separate negotiation.

Location

Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops close by and the offices provide easy access to J10 M23 approximately 1.5 miles. A new Starbucks and McDonalds Drive Thru are proposed to be developed opposite Northwood Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,107	195.75
1st	2,364	219.62
Total	4,471	415.37

Planning Use

Offices, alternative uses considered.

Tenure

To Let, new lease terms available outside of the Landlord & Tenant Act 1954.

Legal costs

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

Viewing arrangements

Strictly to be arranged via sole agents Vail Williams.

Anti-Money Laundering requirements

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



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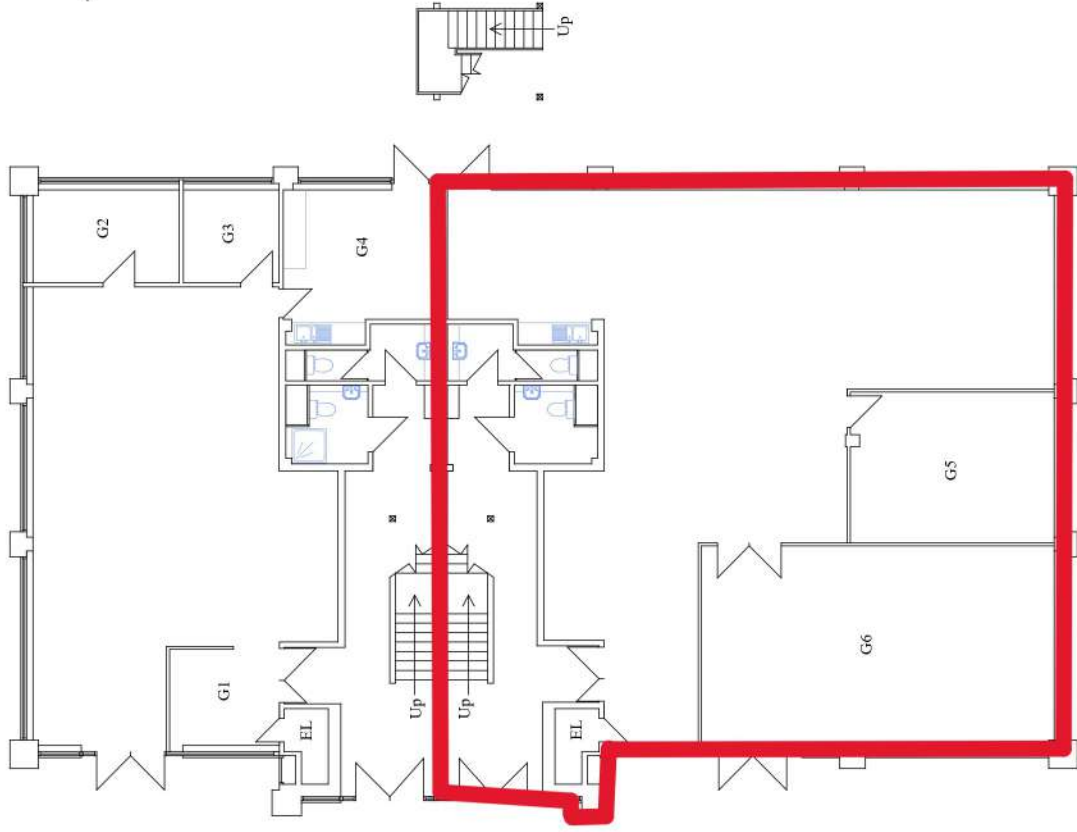


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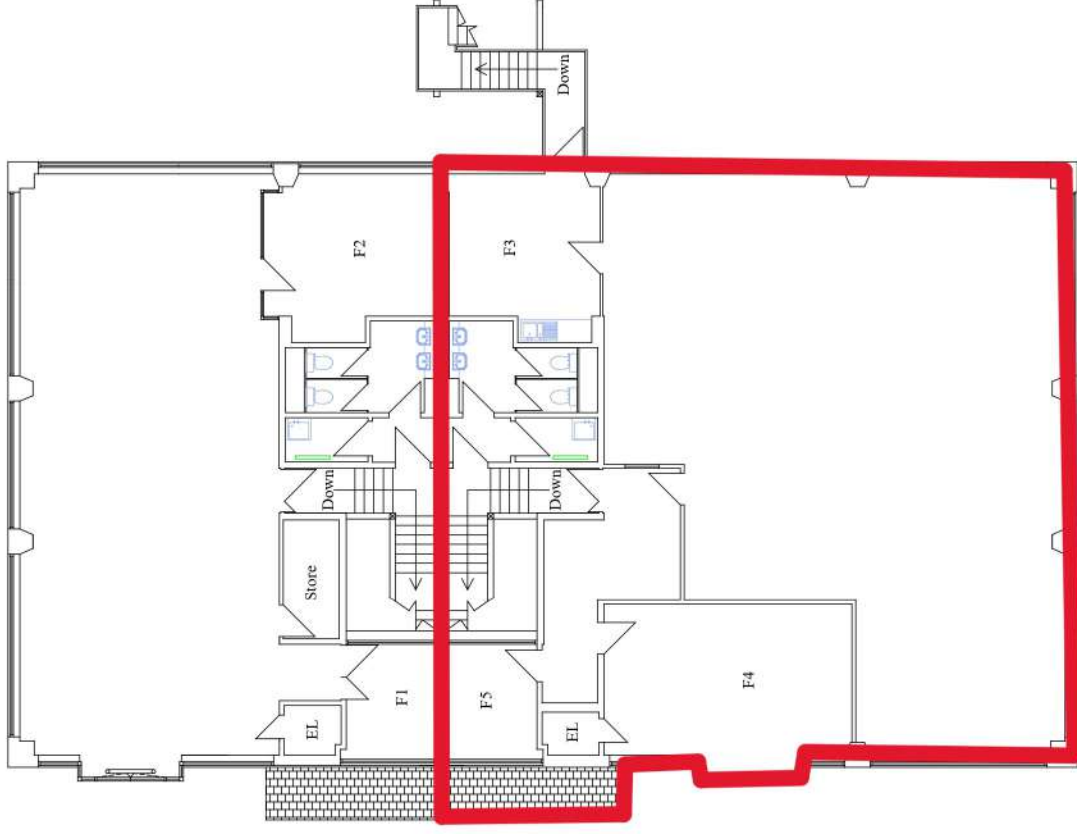
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Kingfisher House



GROUND FLOOR



FIRST FLOOR