



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: A Town Centre Office

14A Queensway, Crawley, RH10 1EJ



Self-contained first and second floor offices located above retail premises in the newly upgraded pedestrianised Queensway, just off Queens Square within the heart of Crawley Town Centre. Public parking is available close by and the bus and train stations are within 400ms.

KEY FEATURES

- Town centre location
- Located close to all local amenities
- Kitchenette and W.C's
- New flexible lease available
- 884 sq ft

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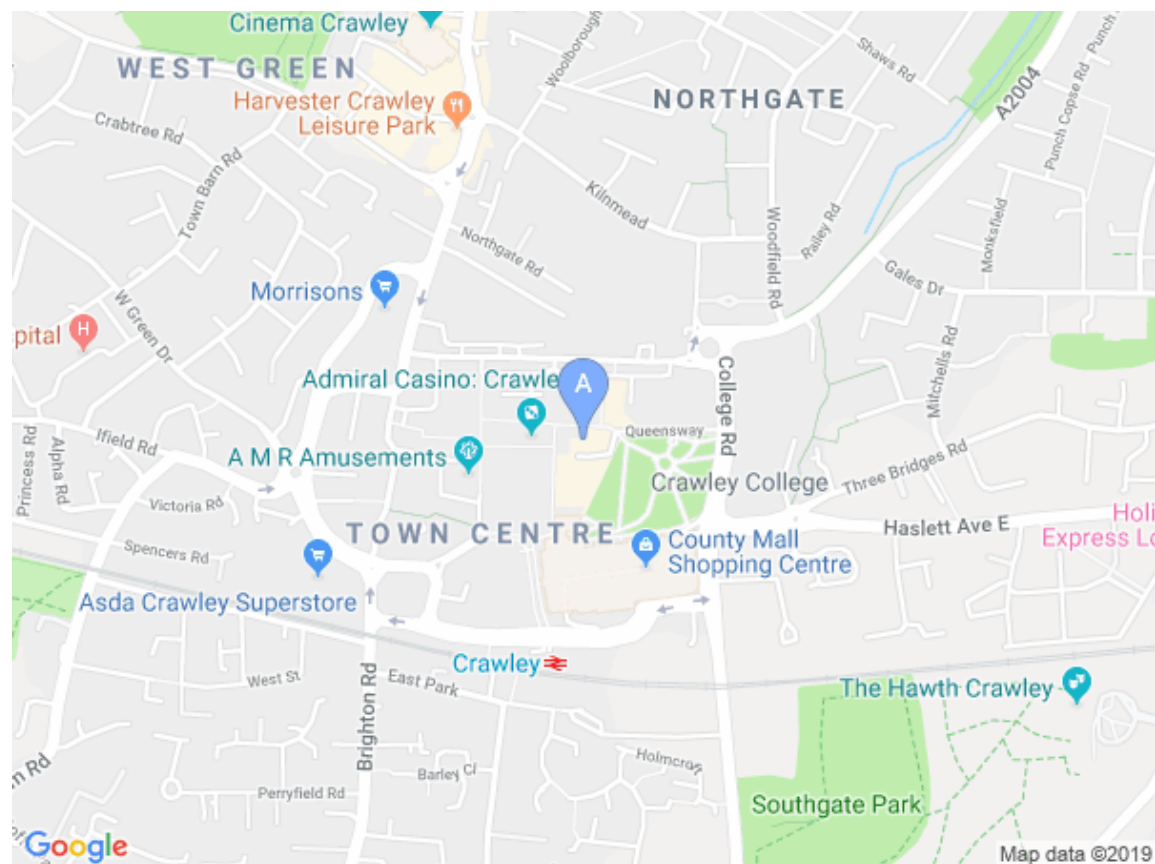
14A Queensway, Crawley, RH10 1EJ

LOCATION

The property is located above retail premises in the busy pedestrianised Queensway just off Queens Square and a short walk to several public car parks, The Martlets, County Mall, bus and train stations.

Queens Square has recently benefited from the completion of a £3.2m refurbishment of the public realm and similar improvements to Queensway are almost complete.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.





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PROPERTY DETAILS 1st & 2nd Floor Office 884 sq ft (82.13 m2) **To Let: £15,000 pa**

ACCOMMODATION The approximate net internal floor areas measured in accordance with the RICS Code of Measuring Practice, are as follows:-

First Floor: 603 sq ft (55.99m2)

Second Floor: 281 sq ft (26.09m2)

The first floor is mostly open plan with two small cellular offices (demountable partitioning) and the second floor provides W.C. accommodation, a kitchen and additional office/staff room.

EPC [Rating E-123 - click here to download EPC](#)

LEASE Available on a new effectively full repairing and insuring lease, on flexible terms to be agreed.

BUSINESS RATES Rateable Value: £7,400
Rates Payable: £3633.44 (2019/20)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT VAT will be payable on the terms quoted.

LEGAL FEES Each party to be responsible for their own legal costs.

VIEWING ARRANGEMENTS Strictly via prior appointment through Agents Graves Jenkins

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com



Dominic Ryan
ryan@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional



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advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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