



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Prominent Offices, short or long term

Sackville House, Northwood Park, Gatwick Road, Crawley, RH10 9XN



A prominent detached building available ground and first floor offices on a flexible lease basis. Benefitting from air conditioning, raised flooring, mix of open plan and private offices plus large canteen area. Suitable for various uses STP. Excellent on-site parking.

KEY FEATURES

- Short or long leases
- Competitive rent £10 psf
- Parking @ 1:300 sq ft
- From 9,500 sq ft - 19,000 sq ft
- 19000 sq ft

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LOCATION

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



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PROPERTY DETAILS	Ground & First Floor Offices	19000 sq ft	(1,765.16 m2)	£POA
ACCOMMODATION	The net internal areas are: Ground Floor: approx 9,500 sq ft (882.6 m2) First Floor: approx 9,500 sq ft (882.6 m2) Total NIA: approx 19,000 sq ft (1,765 m2) Ground Floor Plans First Floor Plans			
RENT	£10 per sq ft based on the net internal areas.			
AMENITIES	<ul style="list-style-type: none">• Very flexible leasing arrangement• Competitive rent at just £10psf• Air conditioning and raised flooring• Open plan and private offices• Parking @ 1:300 sq ft			
EPC	Rating 'C' 65 - click here to download			
BUSINESS RATES	Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.			
VAT	VAT may be payable on the terms quoted.			
LEGAL FEES	Each party to bear their own legal costs.			
VIEWING ARRANGEMENTS	By appointment through joint sole Agents Graves Jenkins: Stephen Oliver 07786 577323 oliver@graves-jenkins.com David Bessant 01293 401040 / 07767 422530 bessant@graves-jenkins.com Thomas Neal 01293 401040 / 07402 029513 neal@graves-jenkins.com Vail Williams Steve Berrett 01293 612600			



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CONTACT



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

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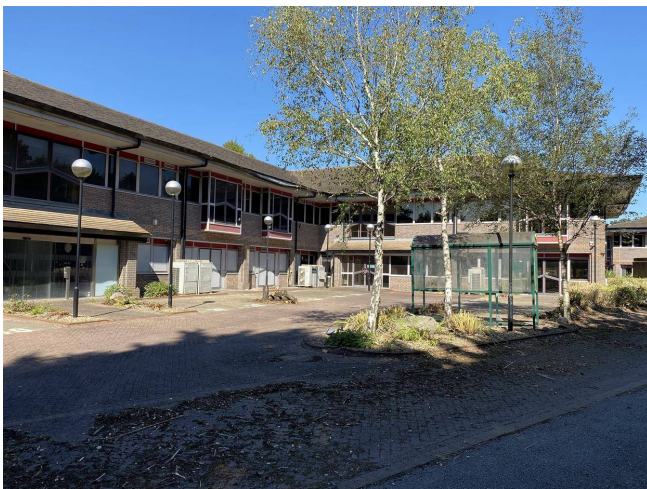
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