



17 Brighton Road, Crawley West Sussex RH10 6AE

Telephone: 01293 40 10 40

To Let: Self-contained town centre offices

Equity House, 34 High Street, Crawley, RH10 1BW



Self-contained open plan offices in an attractive period building with modern extension to the rear and allocated parking located in Crawley High Street, close to town centre amenities and Crawley railway station.

#### **KEY FEATURES**

- Immediately available new lease
- Town Centre location
- 4 car parking spaces
- Flexible office space
- 2160 sq ft

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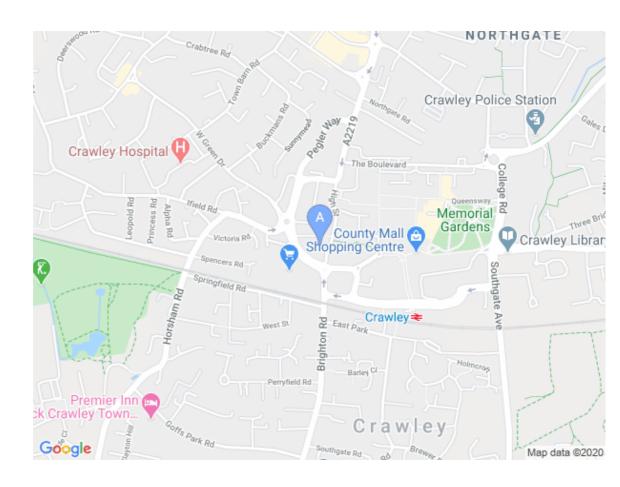
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### Equity House, 34 High Street, Crawley, RH10 1BW

LOCATION

The property is situated in Crawley town centre on the west side of the High Street towards the southern end, within a short walking distance of the main town centre shopping facility, Crawley railway station and bus interchange. There are several public car parks close by.

Crawley is at the heart of the Gatwick Diamond, with London Gatwick International Airport approximately 3 miles to the north. Junctions 9 and 10 are approximately 3 miles and 1.5 miles respectively and central London is within about 45 minutes by train from nearby Crawley station.







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PROPERTY DETAILS First Floor Office 2160 sq ft (200.67 m2) To Let: £36,720 pa

ACCOMMODATION The internal floor area, measured in accordance with IPMS3 - Office RICS Property

Measurement (1st Edition), is 2,160 sq ft (200.69m2).

RENT £36,720 per annum exclusive

LEASE A new effectively full repairing and insuring lease is available on terms to be agreed.

AMENITIES • Town centre location

4 designated parking spacesPart air conditioned (not tested)

• Double glazed windows & gas fired central heating

Flexible open plan accommodationSeparate male & female W.C's

EPC Rating D-92 - click here to download

BUSINESS RATES Rateable Value: £24,500

Rates Payable: £12,225.50 (2020/21)

Interested parties are advised to contact Crawley Borough Council on Tel: 01293

438000 or www.crawley.gov.uk to verify this information.

VAT will be applicable.

LEGAL FEES Each party to bear their own legal costs.

VIEWING ARRANGEMENTS Via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS bessant@graves-jenkins.com



Dominic Ryan ryan@graves-jenkins.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 advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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