



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

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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#### 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)	<b>To Let: £36,720 pa</b>
ACCOMMODATION	The internal floor area, measured in accordance with IPMS3 - Office RICS Property Measurement (1st Edition), is <b>2,160 sq ft (200.69m2)</b> .			
RENT	<b>£36,720 per annum exclusive</b>			
LEASE	A new effectively full repairing and insuring lease is available on terms to be agreed.			
AMENITIES	<ul style="list-style-type: none"><li>• Town centre location</li><li>• 4 designated parking spaces</li><li>• Part air conditioned (not tested)</li><li>• Double glazed windows &amp; gas fired central heating</li><li>• Flexible open plan accommodation</li><li>• Separate male &amp; female W.C's</li></ul>			
EPC	<a href="#">Rating D-92 - click here to download</a>			
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 <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.			
VAT	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	<div><div>David Bessant MRICS <a href="mailto:bessant@graves-jenkins.com">bessant@graves-jenkins.com</a></div></div> <div><div>Dominic Ryan <a href="mailto:ryan@graves-jenkins.com">ryan@graves-jenkins.com</a></div></div>			

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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