

Sterling House  
103 High Street  
**CRAWLEY**  
RH10 1GE



Town Centre Office  
With 30+ Parking Spaces

**FREEHOLD FOR SALE**

6,595 sq ft (613 sq m) NIA







## Description

Sterling House is an attractive modern purpose-built office building of yellow/red brick construction under a pitched slated roof. The offices provide open plan accommodation over 3 floors in two blocks with convenient loft space and great car parking provision.

The building was vacated in May 2019 with new ceiling tiles, carpeting and a re-decoration. Planning application CR/2019/0494/FUL applies to extend to over 11,000 sq ft with enhancements but may suit alternative uses STP.

## Key Features

- Passenger lift
- Gas central heating
- Phone entry intercom
- Raised floors
- Mix of LED and Cat II lighting
- Male & female WC's (each floor)
- Excellent car parking of 30 spaces (1:220 sq ft)

## Schedule of Areas

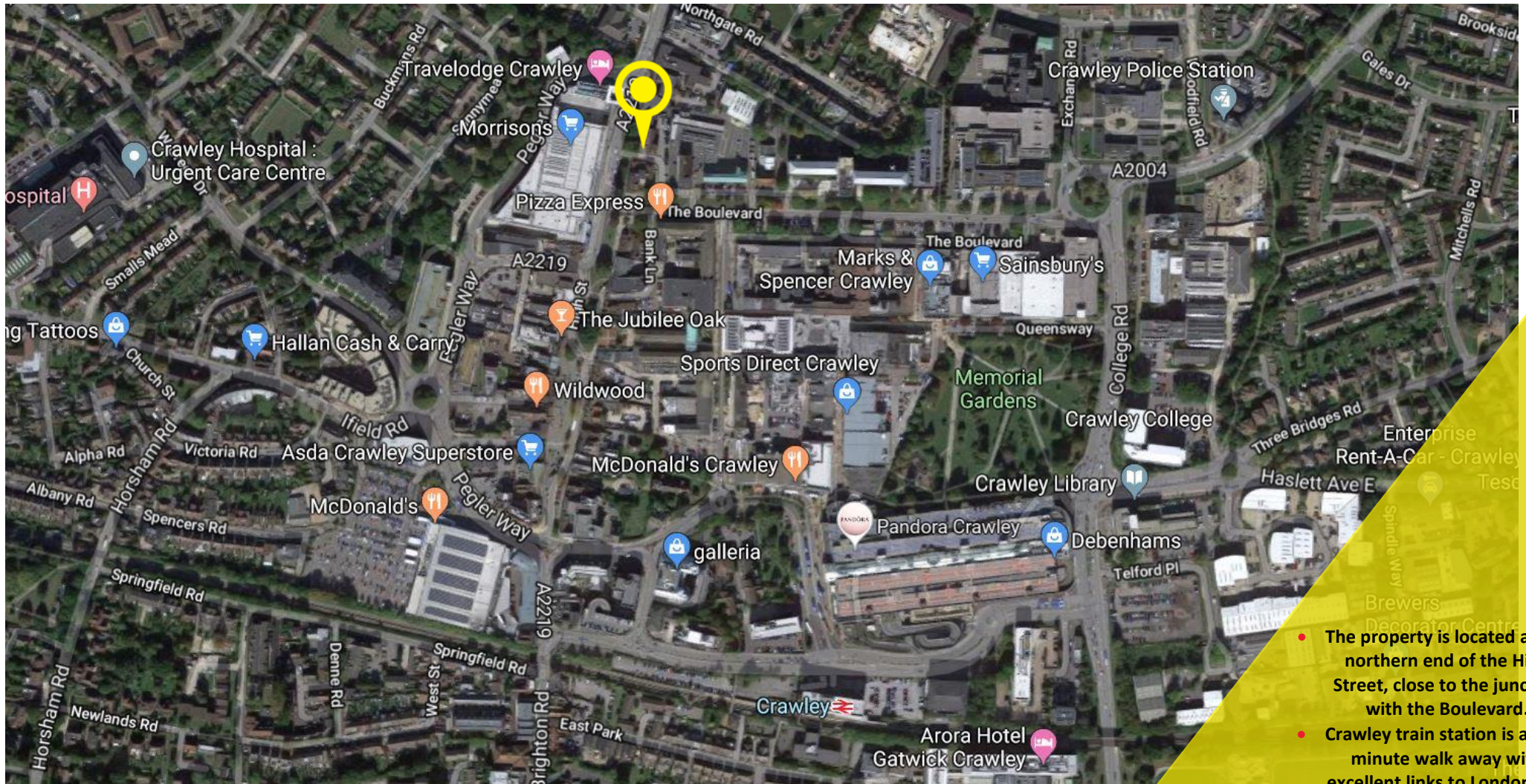
Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,825	169.54
First Floor	2,375	220.64
Second Floor	2,395	222.50
<b>TOTAL</b>	<b>6,595</b>	<b>613</b>

The loft space (currently plant & storage) measures 1,386 sq ft (128.80 sq m) GIA.

The proposed plans extend to 11,072 sq ft (1,029 sq m) GIA over ground, first, second and third floors.



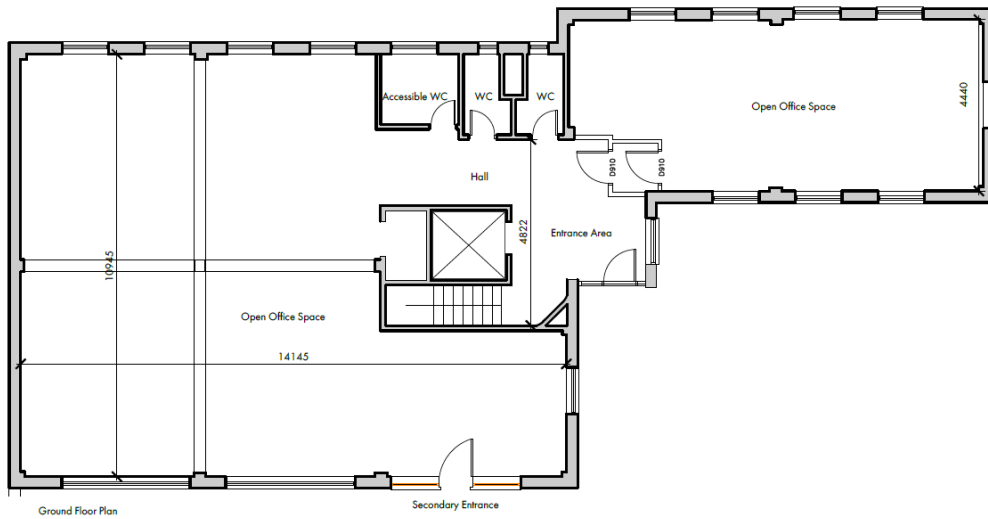
# Location



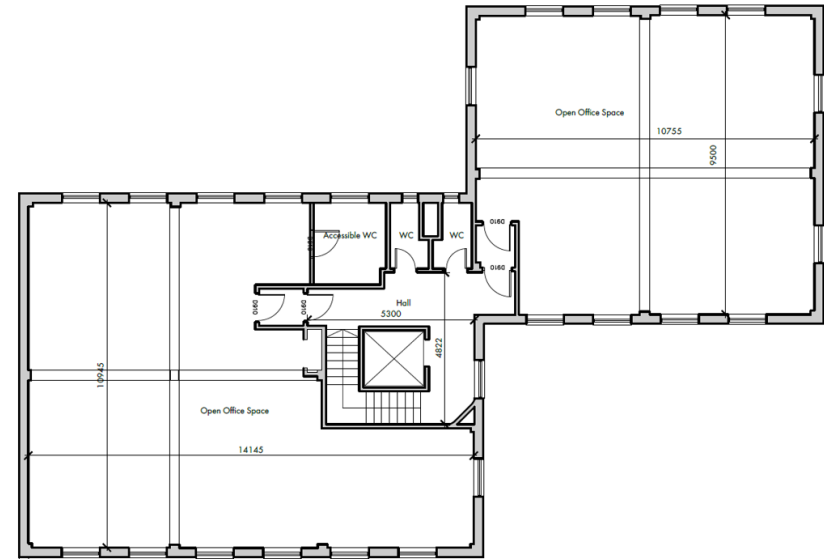
- The property is located at the northern end of the High Street, close to the junction with the Boulevard.
- Crawley train station is a 5-10 minute walk away with excellent links to London and Brighton.
- Junction 11 of the M23 is also approximately 2 miles away.

# Existing Plans

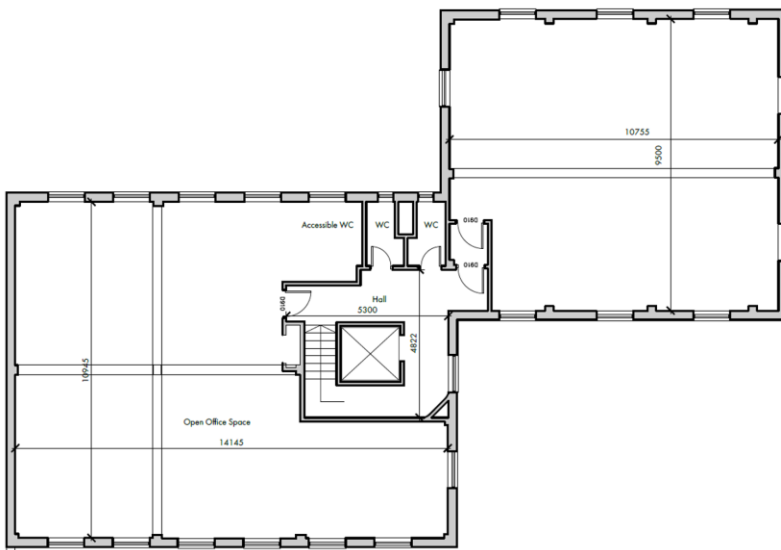
## Ground floor



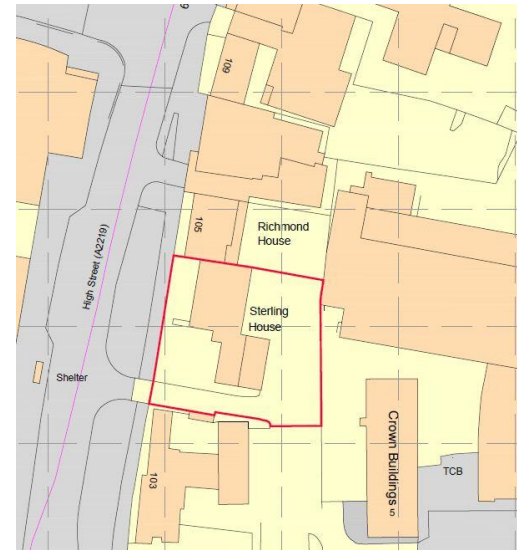
## 1<sup>st</sup> floor



## 2<sup>nd</sup> floor



## Block plan





# Proposed Elevations





## Terms

The property is available by way of freehold tenure with vacant possession for £1,750,000.

A letting may be considered upon a new full repairing & insuring lease for a term to be agreed.

## Planning

A full planning application (Ref: CR/2019/0494/FUL) has been submitted for the following:

*'Extension and alteration of existing office space by way of a rear two storey extension above undercroft car parking alongside new gated access, as well as new two storey glazed entrance lobby with new windows and dormers and the adaption of the existing roof space to provide private fitness suite.'*

See proposed plans via the Planning Portal or via the property's microsite: <http://m.search-prop.com/sterling-house-103-high-street-crawley>

## Business Rates

We are advised by the Valuation Office Agency that the combined rateable value of 8 separate hereditaments in relation to this building totals £82,600.

However, we would advise an interested party to review the accuracy of this information via their website.

## EPC Rating

Energy Performance Rating: C (72)

Certificate Reference No: 0194-2537-6830-3700-7803

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Contacts

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**Subject to Contract**

**Date: September 2019**

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