



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: To Let: Self-Contained Town Centre Office

First & Second Floor Premises, 33 Queensway, Crawley, RH10 1EG



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 terminus and train stations are within a short walk.

KEY FEATURES

- Town centre location
- New lease available on flexible terms
- Considered suitable for a variety of uses
- Refurbished, flexible accommodation
- 2020 sq ft

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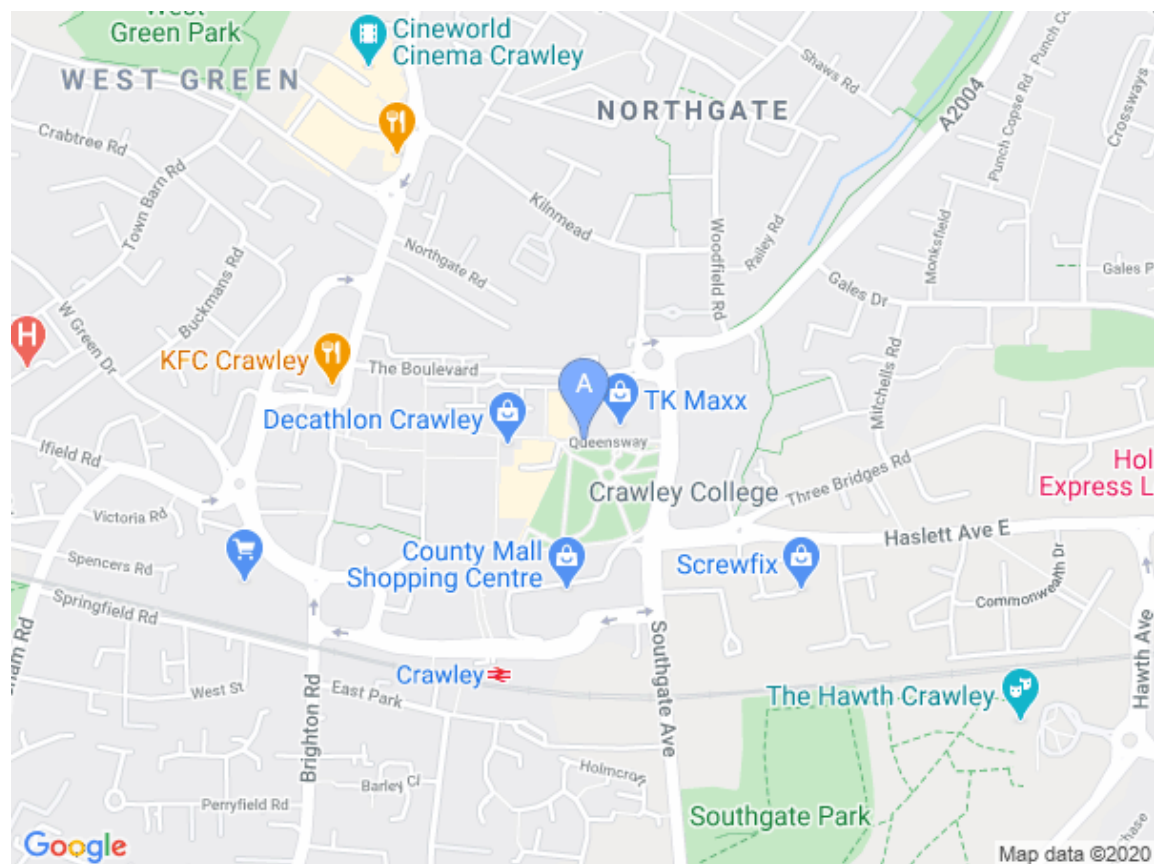
First & Second Floor Premises, 33 Queensway, Crawley, RH10 1EG

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 benefitted 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	First & Second Floor Office	2020 sq ft	(187.66 m2)	To Let: £24,250 pa
ACCOMODATION	The approximate internal floor areas measured to IPMS 3 in accordance with the RICS property measurement, are as follows; FIRST FLOOR: 925 sq ft (85,86 m2) SECOND FLOOR: 1,095 sq ft (101.78m2) TOTAL: 2,020 sq ft (187.66m2)			
AMENITIES	<ul style="list-style-type: none">• Mainly open plan with 4 x glazed partitioned offices (second floor)• Kitchen/staff room• Server room/store• Separate Male/Female WCs• Carpeted• Double glazed replacement windows• Suspended ceilings with spot lighting			
RENT	£24,250 per annum exclusive.			
EPC	To be reassessed once the seperation works are completed.			
LEASE	Available on a new effectively full repairing and insuring lease, on flexible terms to be agreed.			
BUSINESS RATES	To be assessed once seperation works are completed.			
VAT	To be confirmed.			
LEGAL FEES	Each part to be responsible for their own legal costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Agents Graves Jenkins.			
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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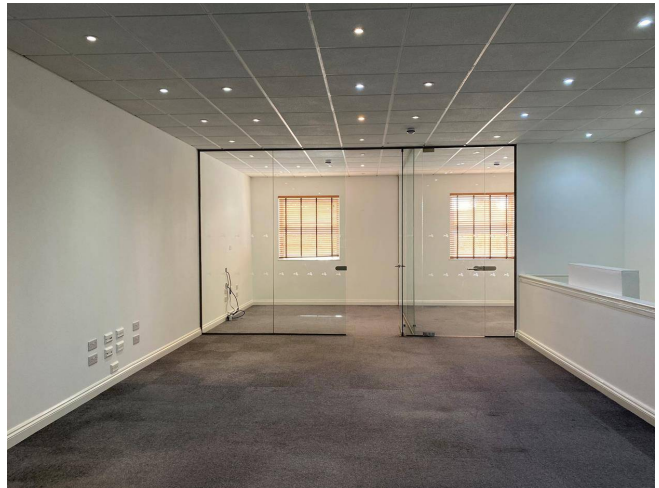
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