

Unit 6, Maidenbower Business Park

Balcombe Road

**Crawley**

RH10 7NN



**Modern Office  
Building in Popular  
Business Location**

**TO LET**

3,040 sq ft (282 sq m)

NIA (may spilt)







## Description:

- The property forms part of a modern business park and comprises a semi-detached building arranged over ground and first floors.
- The property has the benefit of WC's on each floor, a disabled passenger lift, data cabling, temperature control AC system, suspended ceilings and raised floors, kitchen facilities on both levels, motion sensor lighting, security alarm, fibre optic broadband, CCTV and is DDA compliant.

## Key Features:

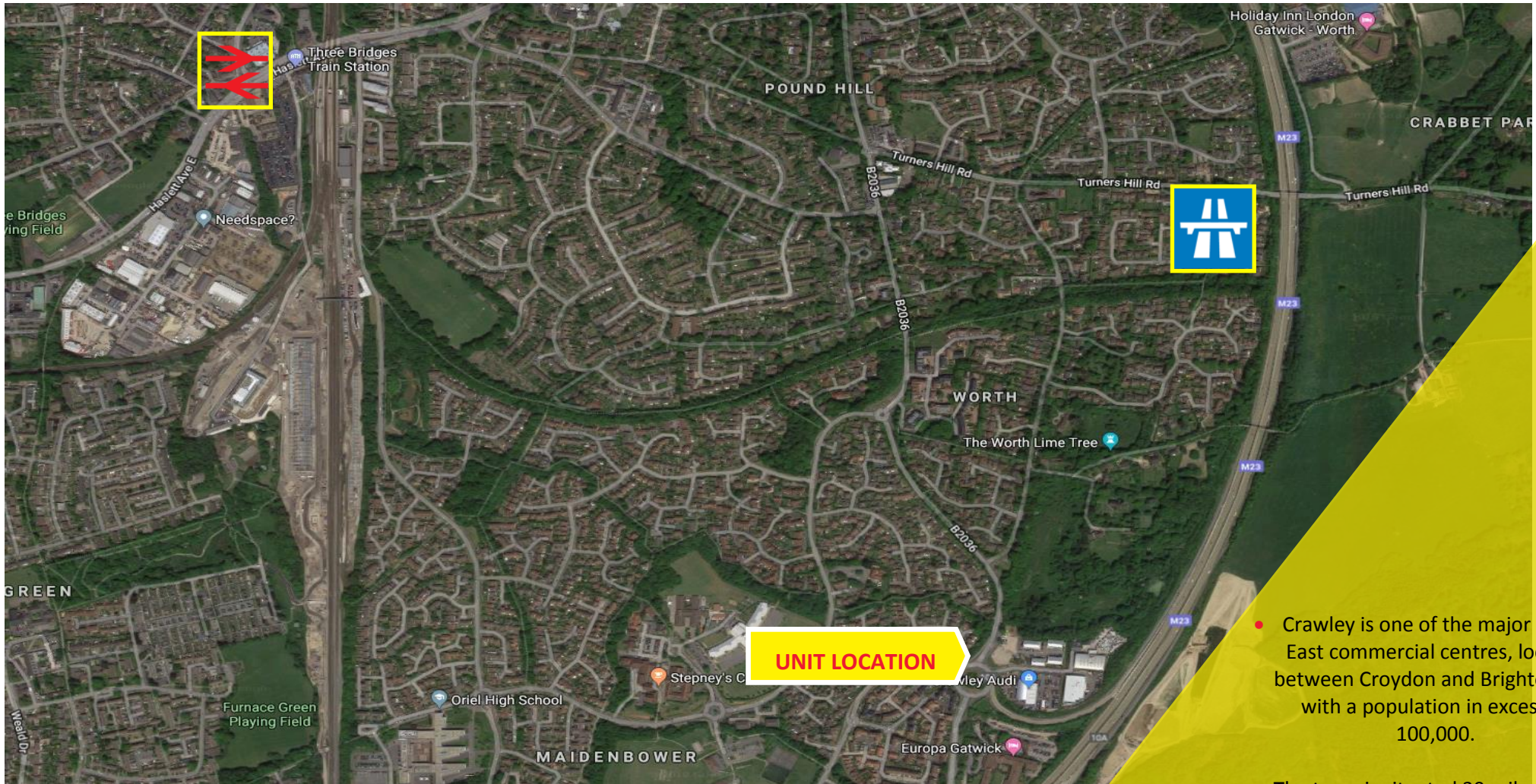
- 9 demised car parking spaces (plus 1 by separate agreement)
- Close proximity to the M23 Motorway (junctions 9, 10A and 11).
- Close proximity to Three Bridges train station, with regular rail services to London Termini and Brighton.
- Forms part of a secure and well maintained Business Park with good quality occupiers, including a nursery on site.

## Schedule of areas:

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,520	141
First Floor	1,520	141
<b>TOTAL NIA</b>	<b>3,040</b>	<b>282</b>



# Location



- Crawley is one of the major South East commercial centres, located between Croydon and Brighton and with a population in excess of 100,000.
- The town is situated 30 miles to the south of London, 5 miles from Gatwick Airport and is in close proximity to the M23 Motorway (junctions 9, 10A and 11).



## Terms

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £75,000 per annum, exclusive, subject to rent reviews at regular intervals.

However, there is scope to split the premises on a floor-by-floor basis.

The rent will be exclusive of business rates, estate service charge, building insurance premium and any other outgoings.

## Business rates

The property is currently assessed as a whole and has a rateable value of £36,500 (2017).

However, we would advise an interested party to confirm the accuracy of this information.

## EPC rating

Energy Performance Rating: B-45

Certificate Reference No: 0702-9902-0430-4390-6803

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## 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.



## Viewing

Strictly by appointment through the sole agents.

## Contacts

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### Subject to Contract

**Date: September 2018**

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