



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Prominent Offices, short or long term

Swift House & Kingfisher House, Northwood Park Gatwick Road, Crawley, RH10 9XN



Ground and first floor offices available on a flexible lease basis.

Benefitting from air conditioning, raised flooring, mix of open plan and private offices plus car parking.

KEY FEATURES

- Short or long leases
- Competitive rent
- Parking @ 1:300 sq ft
- From 2107 sq ft upwards

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Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



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LOCATION

Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops closeby and the offices provide easy access to J10 M23 approximately 1.5 miles. A Starbucks and McDonalds are proposed to be developed opposite Northwood Park.





Swift House & Kingfisher House, Northwood Park Gatwick Road, Crawley, RH10 9XN

| | | |
|----------------------|--|-------------|
| PROPERTY DETAILS | Ground & First Floor Offices | £POA |
| ACCOMMODATION | <p>The net internal areas are;</p> <p>Swift House Ground Floor - Under Offer First Floor - 3,114 sq ft (289.3 m2)</p> <p>Swift House Floor Plans</p> <p>Kingfisher House (South) Ground Floor - 2,107 sq ft (195.7 m2) First Floor - 2,364 sq ft (219.6 m2)</p> <p>Kingfisher House (North) Ground & First Floor - 2,717 sq ft (252.4 m2)</p> <p>Kingfisher House Floor Plans</p> | |
| RENT | £15 per sq ft based on the net internal areas. | |
| LEASE | The offices are available to let on a new full repairing lease on a short or long term basis. | |
| AMENITIES | <ul style="list-style-type: none">• Very flexible leasing arrangement• Competitive rent £15psf• Air conditioning and raised flooring• Open plan and private offices• Parking @ 1:300 sq ft | |
| EPC | TBC | |
| BUSINESS RATES | Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to confirm the business rates. | |
| VAT | VAT may be payable on the terms quoted. | |
| LEGAL FEES | Each party to bear their own legal costs | |
| VIEWING ARRANGEMENTS | By appointment through joint sole Agents Graves Jenkins: Stephen Oliver 07786 577323 oliver@graves-jenkins.com | |



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Vail Williams
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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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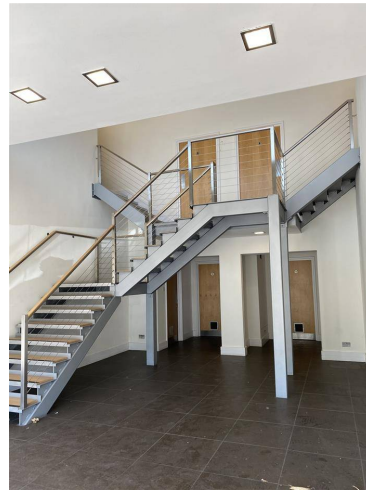
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