graves jenkins
PROPERTY PEOPLE

To Let / For Sale



5 East Park

Crawley, RH10 6AN

Town Centre Office Building

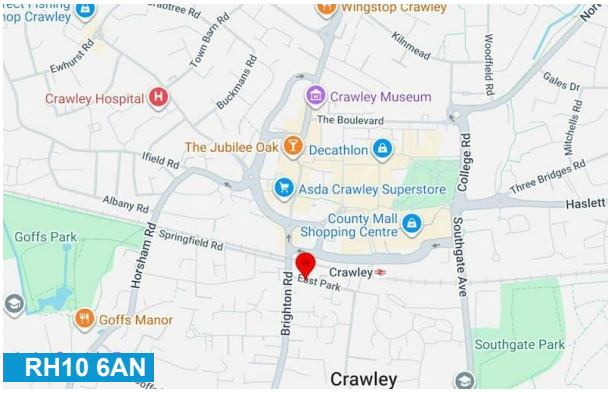
1,082 sq ft
(100.52 sq m)

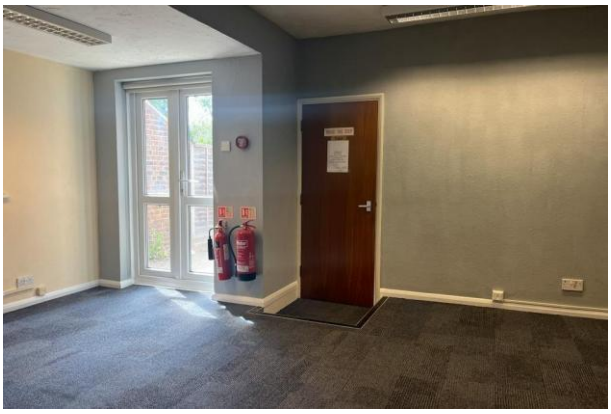
- Freehold for Sale
- New lease also available
- Close to town centre & train station
- 4 car parking spaces to the rear
- Fitted reception
- Air conditioned offices
- Small Business Rate Relief available to qualifying occupiers

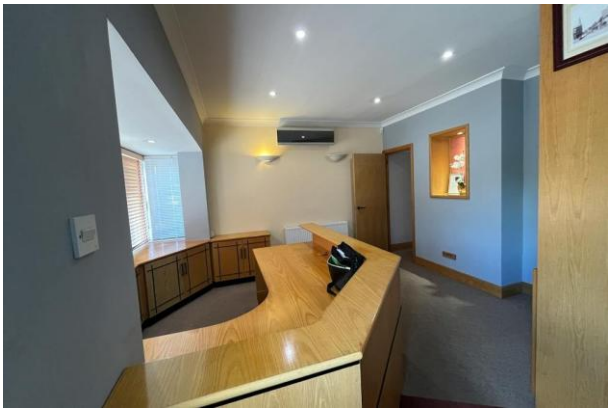
5 East Park, Crawley, RH10 6AN

Summary

Available Size	1,082 sq ft
Rent	£23,800 per annum
Price	£350,000 Offer invited in the order of
Rates Payable	£4,860 per annum Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£11,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

East Park is conveniently located just south of Crawley town centre and a short walk to Crawley's mainline railway station, accessed by way of a footbridge, and the town centre's extensive shopping facilities. Crawley enjoys good road and rail communications with frequent rail services into London and the south coast (London Victoria approximately 40 minutes and Gatwick Airport approximately 10 minutes).

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Description

The property comprises a converted two storey detached office building providing attractive cellular offices partly fitted and benefitting from wall mounted air conditioning units. There is parking for 4 cars at the rear.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	555	51.56
1st	527	48.96
Total	**1,082**	**100.52**

Terms

Freehold for sale with vacant possession. Offers invited in the order of £350,000. Alternatively, available on a new full repairing and insuring lease at an initial rent of £23,800 per annum exclusive and on other terms to be agreed.

Services

Graves Jenkins 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 & Further Information



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Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction.





