



UNIT A2 WINDSOR PLACE, CRAWLEY, RH10 9TF

OFFICE TO LET

1,312 SQ FT (121.89 SQ M)



Summary

Ground Floor Office To Let on the Manor Royal

Available Size	1,312 sq ft
Rent	£30,000 per annum
Rates Payable	£10,267.50 per annum
Rateable Value	£18,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (81)

- Ground floor office to let
- Recently refurbished to a high spec
- EV charging points
- 5 parking spaces
- Communal toilets
- Private Kitchen



Location



**Unit A2 Windsor Place,
Crawley, RH10 9TF**

Windsor Place is approximately 1.5 miles north of the town centre, 2 miles from Junction 10 of the M23 and 1.5 miles from Three Bridges mainline railway station. Access to the property is via Faraday Road which leads on to Fleming Way or Kelvin Way. Other nearby occupiers include Menzies Aviation, IT Genie, Eleven UK and PPL Insights.





Further Details

Description

A modern, self-contained two-storey office building constructed in 2004, featuring attractive cavity brick elevations beneath a pitched tiled roof. The accommodation provides a high-quality working environment with a specification that includes radiator heating, air conditioning, raised access floors, and suspended ceilings with integrated recessed lighting throughout. The layout is well suited to a range of occupiers, with private kitchen facilities provided . WC accommodation includes communal male and female facilities at first floor level, together with a disabled WC on the ground floor. Externally, the property benefits from dedicated on-site parking for up to 5 vehicles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,312	121.89
Total	1,312	121.89

AML Documentation

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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