



**UNIT 2B KINGFISHER HOUSE, NORTHWOOD PARK,
GATWICK ROAD, CRAWLEY, RH10 9XN**

OFFICE TO LET

2,346 SQ FT (217.95 SQ M)



Summary

Manor Royal Offices To Let

Available Size	2,346 sq ft
Rent	£18.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	£7 per sq ft
EPC Rating	C (59)

- 7 car parking spaces available (potential to rent further spaces by way of separate negotiation)
- New EV charging and retail unit being built adjacent to the site
- Located in the heart of Manor Royal
- Open plan offices, potential to take separate floors
- Partly refurbished due to include; new carpeting, and spray paint of windows



Location

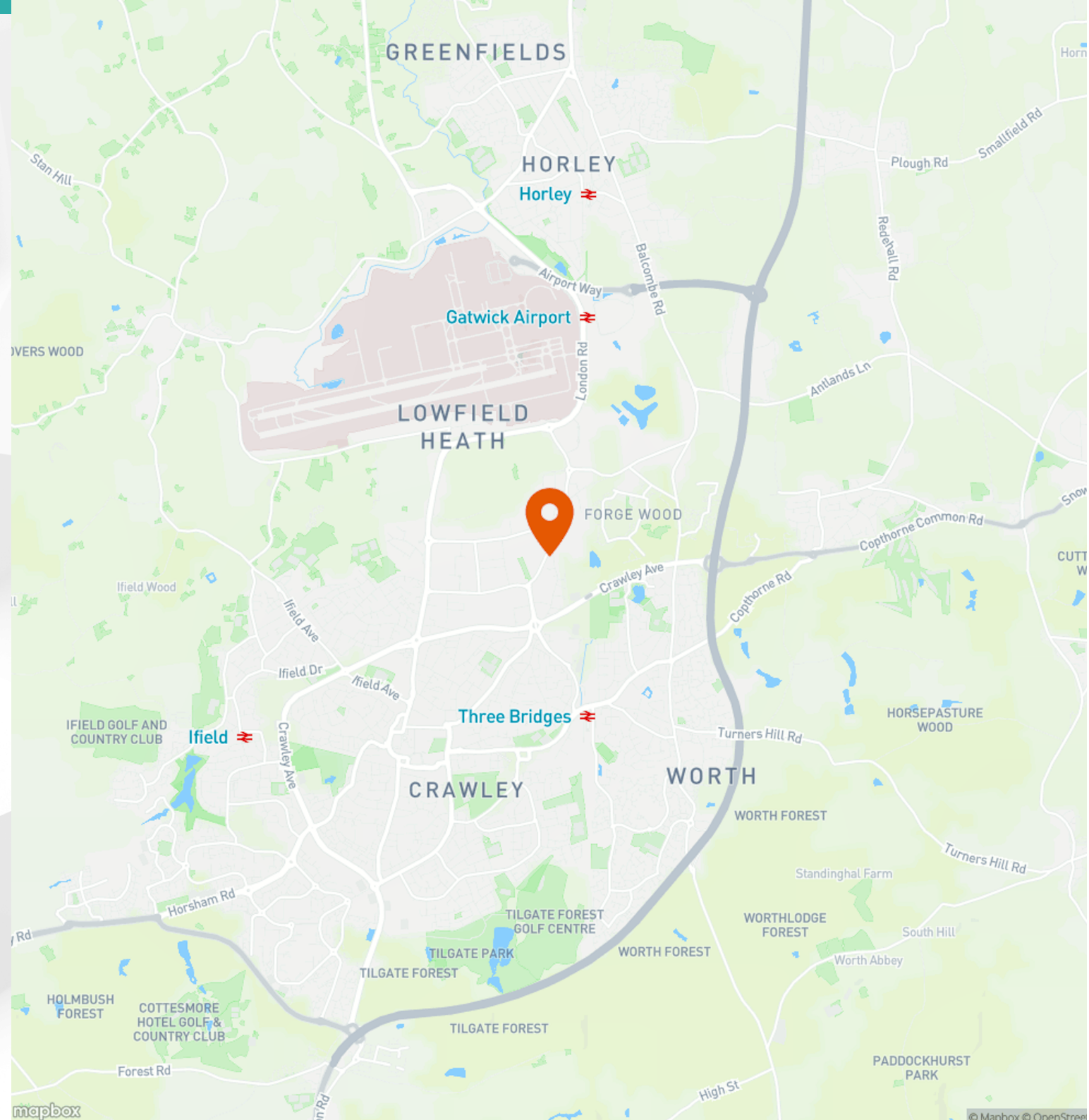


Unit 2b Kingfisher House
Northwood Park, Gatwick
Road, Crawley, RH10 9XN

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



CGI of retail nearby





Further Details

Description

First floor office available on new lease terms. Benefitting from heating/cooling system (not tested), raised flooring, mix of open plan and private offices plus 7 car parking with further spaces available upon separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,107	195.75	Under Offer
1st	2,346	217.95	Available
Total	4,453	413.70	

Planning Use

Offices, alternative uses considered.

Tenure

To Let, new lease terms available outside of the Landlord & Tenant Act 1954.

Legal costs

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

Viewing arrangements

Strictly to be arranged via sole agents Vail Williams.

Anti-Money Laundering requirements

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



Enquiries & Viewings



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