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PROPERTY PEOPLE

For Sale



Ashdown House

125 High Street, Crawley, RH10 1DQ

Freehold Vacant Office

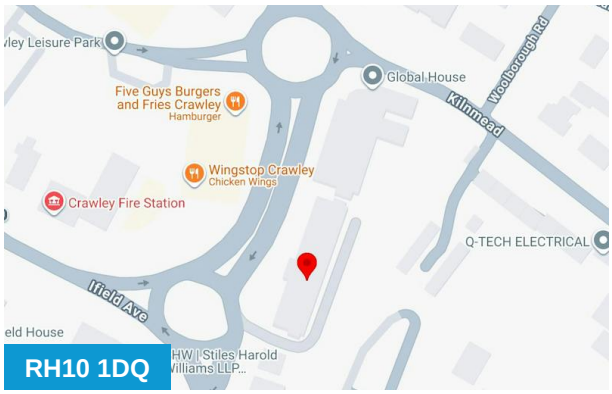
34,235 sq ft
(3,180.54 sq m)

- Prominent town centre location
- Approx 130 car spaces
- Freehold with vacant possession
- In need of full refurbishment
- Of interest to developers, investors and owner occupiers

Ashdown House, 125 High Street, Crawley, RH10 1DQ

Summary

Available Size	34,235 sq ft
Price	Offers in the region of £3,250,000
Business Rates	The rateable value will need to be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)







Location

Ashdown House is prominently positioned to the northern end of Crawley High Street, in the heart of the town centre. There are numerous retail and restaurant facilities nearby within the High Street, Queens Square and County Mall.

The well-established Crawley Leisure Park is located directly opposite the property and includes amongst others Five Guys, Nando's, Starbucks, Wagamama, Cineworld and a soon to open Pure Gym. Crawley train station is situated approximately 0.5 miles to the south and the A23 dual carriage way a similar distance to the north.

Description

Ashdown House comprises a self-contained detached, L-shaped vacant office building arranged over ground and three upper floors. The office has a glazed atrium entrance leading onto a reception area, which provides access to the lifts and service core and is mostly open plan with some partitioned offices.

The accommodation has raised flooring, suspended ceilings and air conditioning but does require full refurbishment so will be of interest to investors and developers as well as owner occupiers.

The property benefits from a secure surface level car park providing approx 130 spaces, an excellent town centre ration of 1: 274 sq ft. (please note 13 of these spaces are double-parked). There is an approx site area of 1.24 acres.

The building could suit alternative uses such as residential, care or medical, subject to planning.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	9,671	898.47
1st	Office	9,857	915.75
2nd	Office	9,927	922.25
3rd	Office	4,781	444.17
Total		**34,236**	**3,180.64**

Terms

The freehold is for sale with full vacant possession.
Offers invited in the region of £3,250,000

Services

Graves Jenkins has not checked and does not accept responsibility for any of the

Viewing & Further Information



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services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

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. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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