graves jenkins
PROPERTY PEOPLE

To Let



Kingfisher House (South), Northwood Park

Gatwick Road, Crawley, RH10 9XN

First Floor Offices

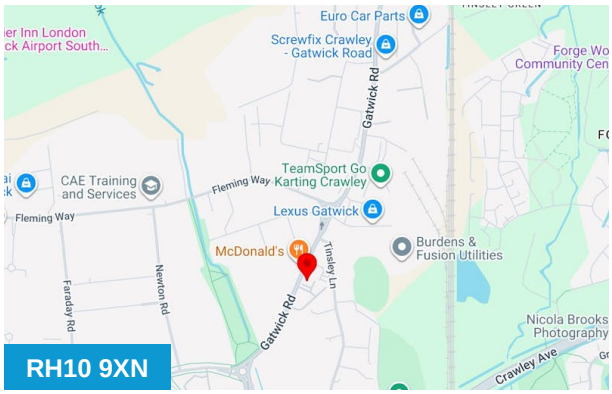
2,364 sq ft
(219.62 sq m)

- Very flexible leasing arrangement
- Air conditioning and raised flooring
- Open plan and private offices
- 7 car parking spaces
- Considered suitable for a variety of uses (STPC)

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Summary

Available Size	2,364 sq ft
Rent	£18.50 per sq ft
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	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)







Location

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 EV charging station , Sainsbury's convenience store and Greggs will shortly be opening on site, providing excellent neighbouring amenity.

A new McDonalds and Starbucks are now open opposite Northwood Park.

Description

Kingfisher House (South) is a two-storey semi-detached office building situated within the newly revamped Northwood Park.

The offices have recently undergone comprehensive works to include resprayed window frames and facias, new carpeting and redecoration, providing a mix of open plan and some cellular offices.

There are 7 car spaces allocated to the building.

Lease

The offices are available to let on a new full repairing lease on terms to be agreed. Further details on application.

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.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Tenure
1st	Office	2,364	219.62	To Let
Total		**2,364**	**219.62**	

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.

Viewing & Further Information



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