



## UNIT A2 WINDSOR PLACE, CRAWLEY, RH10 9TF

OFFICE TO LET / FOR SALE  
2,709 SQ FT (251.67 SQ M)



# Summary

## Office For Sale or To Let on the Manor Royal

<b>Available Size</b>	2,709 sq ft
<b>Rent</b>	£60,000 per annum
<b>Price</b>	Offers in the region of £750,000
<b>Business Rates</b>	Ground Floor: £18,500 RV & First Floor: £19,000 RV
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£283.33 per month Approx. (based on March 2026 invoice)
<b>EPC Rating</b>	D (81)

- Recently refurbished to a high spec
- Vacant possession
- Multiple EV charging points
- Allocated parking for 10 cars
- Scope to split ground and first floor



# 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 kitchen facilities provided on both the ground and first floors. WC accommodation includes 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 10 vehicles.

## Price

We are instructed to seek offers in the region of £750,000 for the virtual freehold interest with vacant possession upon completion.

## Tenure

For sale on a virtual freehold or to let on a new lease of min term of 5 years at rent of £60,000 per annum.

## Planning

We understand the property to benefit from Class E Business Use. There is an Article 4 Direction meaning that the property is excluded from permitted development therefore not suitable for residential conversion.

## Business Rates

The ground and first floor are currently assessed independently with the following rateable values:

Ground Floor: £18,500 RV

First Floor: £19,000 RV





## Enquiries & Viewings



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