

CRAWLEY

31-33 High Street, RH10 1BQ



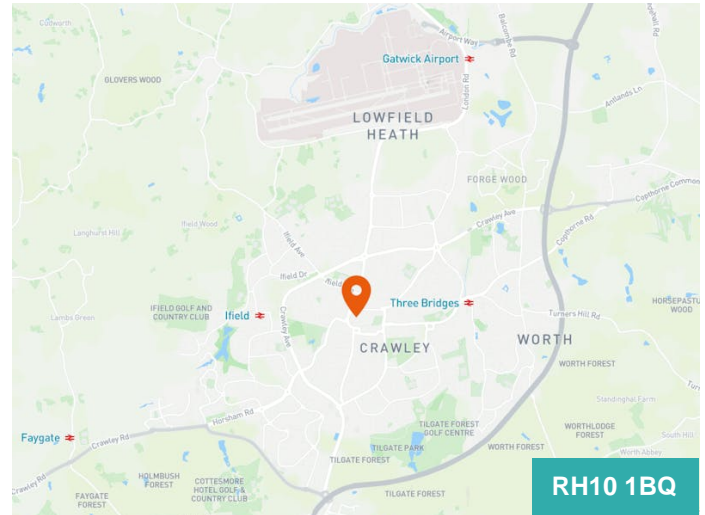
OFFICE TO LET

4,230 SQ FT

- Recently refurbished to an excellent condition
- Immediately available
- Double fronted unit
- Potential for parking to be allocated to the unit
- Open plan office/retail space over 3 floors
- Benefits from air conditioning
- New WC and kitchen fitted to upper floors
- Potential to suit a range of occupiers subject to end use

Double fronted prominent commercial unit in Crawley High Street

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Summary

Available Size	4,230 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

This prominently positioned property provides a versatile office and retail opportunity in the heart of Crawley town centre. The accommodation comprises a ground floor office/shop front, with further office space arranged across the first and second floors. The property has recently been fully refurbished to provide modern, high-quality workspace.

Key Features

- Fully refurbished throughout
- Air conditioning at ground floor level
- Brand new WC and kitchenette facilities
- Raised access flooring
- LED lighting with suspended metal ceiling tiles at ground floor
- Prominent High Street location
- Parking available nearby on an annual lease basis
- Within close walking distance of Crawley rail and bus stations

Location

The property is situated in Crawley town centre, positioned at the top of the High Street. Crawley railway station is just a 5-minute walk away, offering direct services to London Victoria and London Bridge.

The Fastway bus stop is located within a 1-minute walk. By road, Junction 10 of the M23 can be reached in around 5 minutes, with Junction 8 of the M25 approximately 15 minutes to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,680	248.98
Upper Ground	1,550	144
Total	4,230	392.98

Viewings

Viewings to be arranged via agents at Vail Williams or joint agents at SHW only.

Terms

Available on new a new lease with terms to be negotiated and agreed.

AML

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.



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