



3 Brittingham House, Orchard Street,
Crawley, RH11 7AE

Self-contained First Floor Office Suite

1,430 sq ft
(132.85 sq m)

- Suspended ceilings with recessed lighting
- Gas fired central heating / Perimeter trunking
- 2 car parking spaces
- Kitchen & cloakrooms
- Available furnished or unfurnished

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Summary

Available Size	1,430 sq ft
Rent	£30,500 per annum
Rates Payable	£10,212.50 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£23,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

Refurbished first floor office suite with private entrance configured as a main open plan office, two smaller offices, a kitchen and male & female cloakrooms. The premises are available furnished and fitted or alternatively unfurnished if preferred.

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.

Location

Situated on the first floor of a prominent building in Crawley town centre in the immediate proximity of public car parks.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10km radius.

Accommodation

The accommodation comprises the following net internal floor areas:

Floor/Unit	Description	sq ft	sq m
1st	Office	1,430	132.85
Total		1,430	132.85

Terms

Available on a new effective full repairing and insuring lease on terms to be agreed.

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



Viewing & Further Information



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