



ST. JOHNS HOUSE, CRAWLEY, RH10 1HS

OFFICE TO LET

3,090 TO 11,141 SQ FT (287.07 TO 1,035.03 SQ M)



Summary

Refurbished Offices To Let In Crawley Town Centre

Available Size	3,090 to 11,141 sq ft
Rent	£26 - £28 per sq ft
Service Charge	£6 per sq ft Approximately
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

- 2x passenger lifts
- Potential to split the floors from 2,712 sq. ft
- Modern reception area
- Secure parking and cycle store to the rear and further parking can be made available
- Enclosed refurbished private terrace
- WC's and showers on each floor
- 2 minutes walk from Crawley Railway Station
- Excellent natural lighting throughout



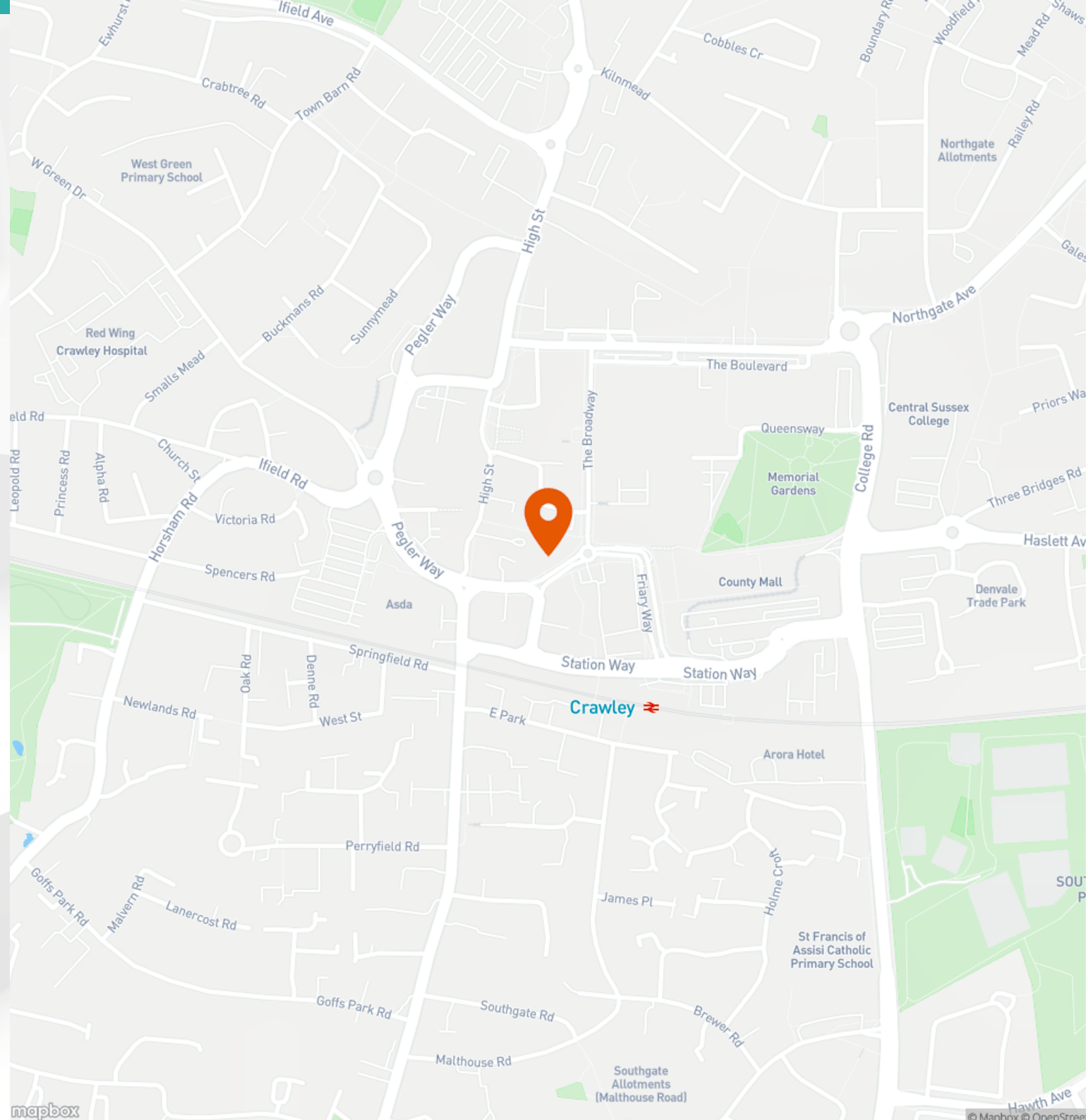
Location



St. Johns House, Haslett Avenue West, Crawley, RH10 1HS

St Johns House is strategically located within Crawley, benefiting from excellent regional connectivity. Junction 10 of the M23 motorway can be reached in approximately 5 minutes, providing direct access north to the M25, with Junction 8 situated around 15 minutes away, and south towards Brighton and the south coast. Crawley railway station is also within a short walk and offers regular direct services to London Victoria and London Bridge.

Positioned at the top of Crawley High Street, the property occupies a prominent town centre location within easy reach of the town's extensive retail, leisure and food and beverage amenities. The Fastway bus network is accessible from a stop located within a 1-minute walk, providing convenient links throughout Crawley, Gatwick Airport and the surrounding areas.





Further Details

Description

St John's House is a modern four-storey office building occupying a prominent corner position at the top of Crawley High Street, offering excellent visibility and immediate access to the town centre amenities. The building provides bright, contemporary office accommodation with strong natural light throughout. The first floor has recently undergone refurbishment to a very high standard and includes a fitted kitchen together with access to a private enclosed terrace. Further accommodation may be available within the building. Crawley railway station is within a short walk, offering convenient services to London, Gatwick Airport and the wider South East. Secure gated parking is available on site, with additional parking provisions able to be accommodated nearby on a case-by-case basis depending on occupier requirements.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
1st - First Floor	11,141	1,035.03
Total	11,141	1,035.03

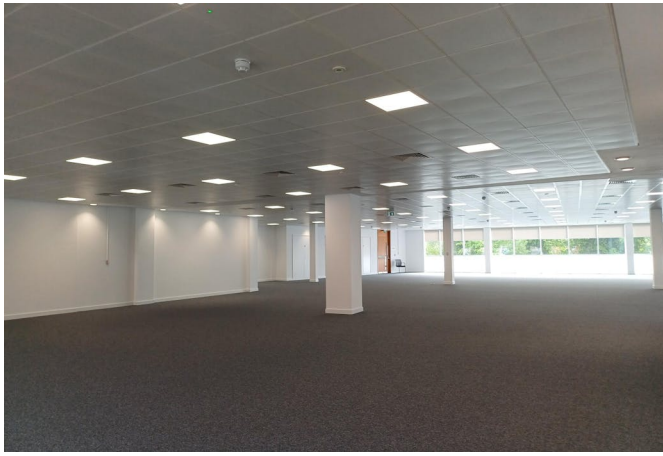
Terms

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

AML Documentation

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.







Enquiries & Viewings



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