



## Unit 6 Maidenbower Office Park

Balcombe Road, Crawley, RH10 7NN

### Ground & First Floor modern offices

**1,525 to 3,050 sq ft**  
(141.68 to 283.35 sq m)

- Available floor by floor or as a whole
- Freehold potentially available
- Well presented accommodation
- Close to A23/M23 (J10A)
- Modern specification

# Unit 6 Maidenbower Office Park, Balcombe Road, Crawley, RH10 7NN

## Summary

<b>Available Size</b>	1,525 to 3,050 sq ft
<b>Rent</b>	£21.50 per sq ft per annum
<b>Service Charge</b>	There is a contribution towards the upkeep of the Office Park and towards the cost of maintaining the fabric of the building and common parts. Further details on application.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (84)

## Location

Maidenbower Office Park is a secure, well maintained Estate located to the south eastern edge of Crawley, adjacent to the A23/M23 at Junction 10A. Three Bridges Station with its regular train services to Victoria, London Bridge, Gatwick Airport and the south coast is approximately 1.5 miles from the property. Nearby occupiers include a Bright Horizons Day Nursery and the Coaching Halt Public and a range of leisure facilities within 2 miles of the property.

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 118,000, extending to over 160,000 persons within a 10kms radius.

For exact location use What3words: bolts.relay.blows

## Description

Occupying a prominent position at the entrance to Maidenbower Office Park, Unit 6 is a modern two storey, self-contained fully accessible office building. Each floor is fully air conditioned and has raised floors and each benefits from a kitchenette with an integrated fridge and dishwasher. There are accessible WC facilities on each floor connected via a central staircase and lift. The property benefits from 9 free designated parking spaces to the front and side of the property.

## Business Rates

Ground Floor

Rateable Value: £20,500

Rates Payable: £10,229 (2025/26)

First Floor

Rateable Value: £20,500

Rates Payable: £10,299 (2025/26)

Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## Accommodation

The approximate net internal floor areas are:



## Viewing & Further Information



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Floor/Unit	Description	sq ft	sq m
Ground	Office	1,525	141.68
1st	Office	1,525	141.68
<b>Total</b>		<b>3,050</b>	<b>283.36</b>

### Specification

- Mainly open plan
- Kitchenette area
- 9 designated parking spaces
- Air conditioning

### Terms

Available on an effectively new full repairing and insuring lease on terms to be agreed, either as a whole or floor by floor. The freehold could be made available.

### 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.

### 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.



