



## Goffs Park House, Old Horsham Road

Crawley, RH11 8PE

### Character Premises (Class E)

**6,120 sq ft**  
(568.57 sq m)

- Pleasant parkland location with stunning views
- Town centre amenities within 1km
- Suitable for a variety of uses (STP)
- Ample parking available

# Goffs Park House, Old Horsham Road, Crawley, RH11 8PE

## Summary

<b>Available Size</b>	6,120 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£23,453 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information
<b>Rateable Value</b>	£47,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Location

Goffs Park House is situated off Old Horsham Road and beyond Goffs Manor Public House/Restaurant accessed via Horsham Road and within 500m of Crawley Avenue and Cheals roundabout, providing easy access to the A23(M). The town centre shopping facilities including County Mall, Crawley bus and railway stations are within 1km.

The property is located immediately to the southern end of Goffs Park, set in over 20 hectares of woodland, lawns and conservation habitats and therefore benefits from stunning views over the park. 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 10kms.radius.

## Description

Originally built in 1882 as a private residence, and now locally listed, the building provides a range of office and ancillary accommodation in a pleasant setting, now considered suitable for a variety of potential uses, subject to planning and other necessary consents. Goffs Park House is adjacent to Goffs Park, just off Horsham Road and within easy reach of Crawley town centre and its amenities.

The premises have most recently been used as offices with ancillary accommodation and a programme of planned maintenance/refurbishment. Further information on application.

## Use

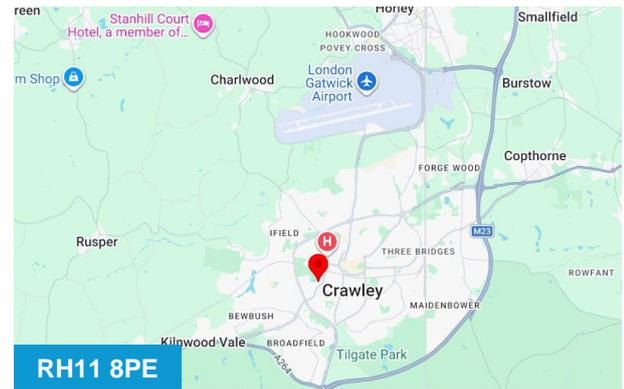
The premises benefit from Class 'E' (Commercial, Business and Services) use and therefore can be used for a variety of uses within E Class, subject to landlord's consent to specific use.

## Lease

Available on a new lease on terms to be agreed. The lease will be based on the Council's standard form of commercial lease, subject to appropriate alterations to reflect agreed terms and conditions. Further information on application.

## 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.



## Viewing & Further Information



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### Stephen Oliver

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## Accommodation

The approximate net internal floor area is as follows:

Floor/Unit	sq ft	sq m
Basement	390	36.23
Ground	2,000	185.81
1st	2,380	221.11
2nd	1,350	125.42
<b>Total</b>	<b>6,120</b>	<b>568.57</b>

## 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.

