



## OFFICE SPACE ON THE PAVILIONS TO LET

### Unit 4 The Pavilions

Brighton Road, Crawley,  
RH11 9BJ

# OFFICE TO LET

1,376 sq ft

- Refurbished
- Self-contained
- Gated business development
- Kitchenette with dishwasher and fridge
- Air conditioning
- 5 car parking spaces
- EV charging point

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## Summary

<b>Available Size</b>	1,376 sq ft
<b>Rent</b>	£24,000 per annum pax plus VAT.
<b>Rates Payable</b>	£6.31 per sq ft 01.04.2024-31.03.2025. The RV will increase to £20,000 on 01.04.2026.
<b>Rateable Value</b>	£15,750
<b>Service Charge</b>	£2,844.46 per annum plus VAT
<b>Estate Charge</b>	£440 per annum Insurance figure 2026
<b>EPC Rating</b>	B (39)

## Location

The Pavilions is located on Brighton Road, immediately off Junction 11, M23, near Pease Pottages services.

## Description

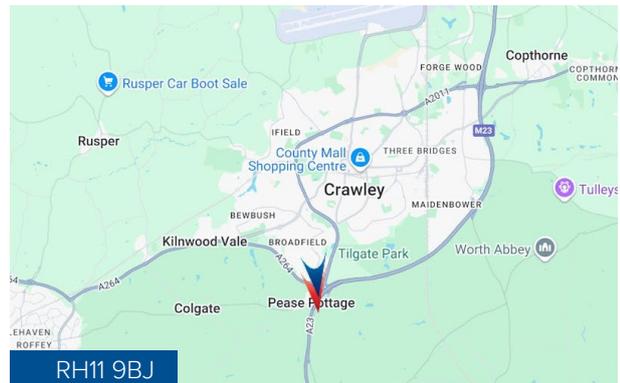
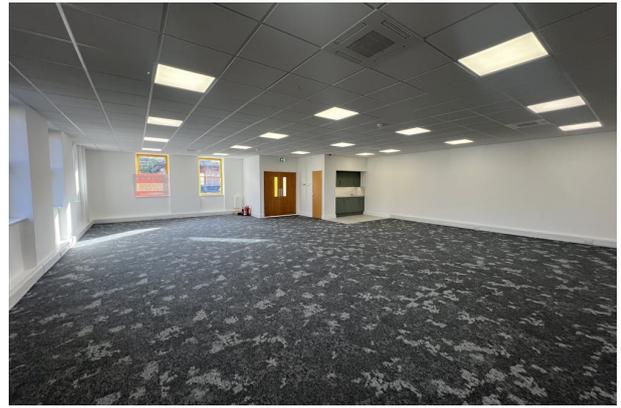
Unit 4 The Pavilions is a self contained single storey office building of block construction and a pitched roof. The property is refurbished and will provide open plan space with a new kitchenette and 5 car parking spaces.

## Specification

- Refurbished
- Self contained
- Gated business development
- Air conditioning
- Redecorated
- New carpet
- LED lighting
- New kitchenette with fridge and dishwasher
- 5 car parking spaces
- EV charging point

## Terms

A new full repairing and insuring lease is available for a term to be agreed.



## Viewing & Further Information

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