



**UNIT 2B KINGFISHER HOUSE, NORTHWOOD PARK,  
GATWICK ROAD, CRAWLEY, RH10 9XN**

**OFFICE TO LET**

**2,346 SQ FT (217.95 SQ M)**



# Summary

## Manor Royal Offices To Let

Available Size	2,346 sq ft
Rent	£18.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	£7 per sq ft
EPC Rating	C (59)

- 7 allocated car parking spaces (potential to rent further spaces by way of separate negotiation)
- Northwood Park includes a new EV charging site, Sainsbury Local and Greggs
- Located in the heart of Manor Royal on Gatwick Road opposite Starbuck & McDonalds drive thru
- Direct bus route to Gatwick airport and Three Bridges train station
- Mainly open plan offices with partitioned meeting rooms
- Refurbished to include; new carpeting, kitchen and refurbished windows

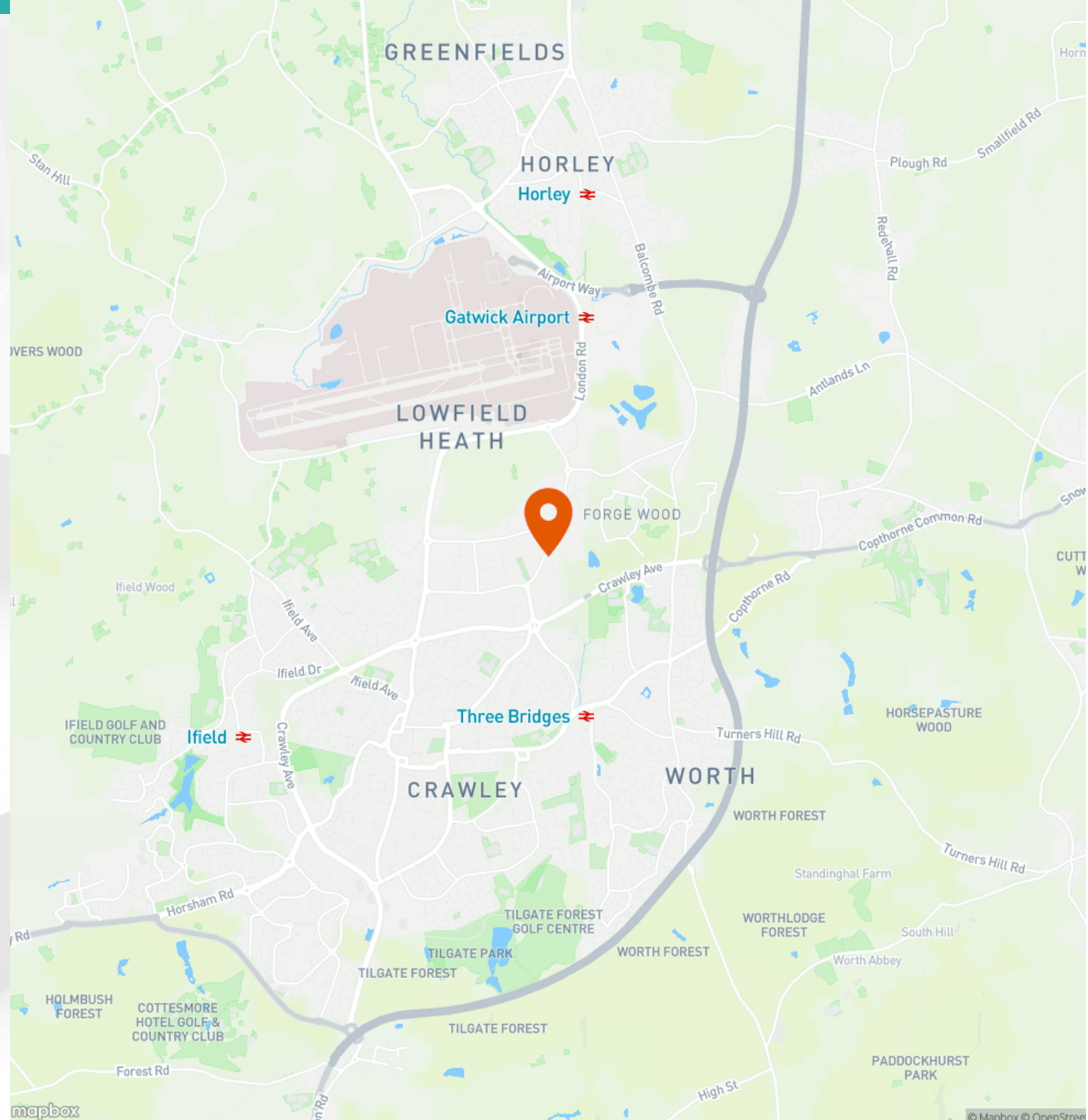


# Location



**Unit 2b Kingfisher House  
Northwood Park, Gatwick  
Road, Crawley, RH10 9XN**

Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops close by and the offices provide easy access to J10 M23 approximately 1.5 miles. A new Starbucks and McDonalds drive thru are located opposite and a new Sainsbury Local, Greggs and EV charging site are located within Northwood Park.





**OFFICE  
TO LET**  
2,107- 4,471 sq ft  
ADDITIONAL PARKING AVAILABLE  
Call 01209 412600

WINDFALLS

Store Parking  
and Exit  
→  
Bury's Local



# Further Details

## Description

First floor office available on new lease terms. Benefitting from heating/cooling system (not tested), raised flooring, mix of open plan and private offices plus 7 car parking with further spaces available upon separate negotiation.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,346	217.95	Available
<b>Total</b>	<b>2,346</b>	<b>217.95</b>	

## Planning Use

Offices, alternative uses considered.

## Tenure

To Let, new lease terms available outside of the Landlord & Tenant Act 1954.

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewing arrangements

Strictly to be arranged via joint agents Vail Williams or Graves Jenkins.

## Anti-Money Laundering requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together, with evidence/proof identifying source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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**Vail  
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