



St Johns House, Haslett Avenue West

Crawley, RH10 1HS

Superb fitted top floor offices with roof terrace

4,096 sq ft
(380.53 sq m)

- Superb fit-out ready to occupy
- Town Centre location
- On site parking with additional spaces off site
- Fantastic roof terrace

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Summary

Available Size	4,096 sq ft
Rates Payable	£38,572.50 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£69,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (24)

Location

St Johns House is situated in a prominent town centre position at the corner of Haslett Avenue West and the High Street. Many of the town centre shopping and restaurant facilities, the Crawley bus station, plus the mainline station are all within just 5 minutes walk of the building. Both junction 10 and 11 of M23 are within around 5 minutes drive providing superb access to the wider motorway network.

For exact location use postcode RH10 1HS or what3words: handed.lions.ears

Description

St Johns House is a modern 4 storey building providing 3 floors of quality office accommodation above some ground floor office and retail units. Accessed via a self-contained office reception area, there are 2 x 13 person passenger lifts to the upper floors. There are wc facilities on each floor in the common areas. This fantastic suite is situated on the 3rd (top) floor, with the full height windows providing both excellent natural light far reaching views. The offices have been fitted to a high standard with all furniture and partitioning included ready for immediate occupation.

Lease

The suite is held on a full repairing and insuring lease for a term of 10 years expiring 6 March 2028. The lease is available for assignment or on a short term sub-lease.

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.

Specification

- VRV air conditioning
- Fully fitted suite / 3 interconnecting meeting rooms
- Approx. 20 desks, some static, some fully height adjustable
- Meeting tables plus booth area
- Private shower and WC
- Private kitchen with large fridge, dishwasher and microwave
- Fitted wooden lockers / Reception area
- 12 car spaces (4 on site)

Accommodation

There is also a superb private roof terrace of 2,035 sq ft (189 sq m) The net internal office area is as follows:

Floor/Unit	Description	sq ft	sq m
3rd	Office	4,096	380.53



Viewing & Further Information



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Floor/Unit	Description	sq ft	sq m
Total		4,096	380.53

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.





