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Swift House & Kingfisher House, Northwood Park Gatwick Road,  
Crawley, RH10 9XN

PROMINENT OFFICES, SHORT OR LONG TERM

# LOCATION



Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops closeby and the offices provide easy access to J10 M23 approximately 1.5 miles. A Starbucks and McDonalds are proposed to be developed opposite Northwood Park.



## Description

Ground and first floor offices available on a flexible lease basis. Benefitting from air conditioning, raised flooring, mix of open plan and private offices plus car parking.

## Key Features

Short or long leases  
Competitive rent  
Parking @ 1:300 sq ft

## Accommodation

The net internal areas are:

### Swift House

Ground Floor - Under Offer  
First Floor - 3,114 sq ft (289.3 m2)

### Kingfisher House (South)

Ground Floor - 2,107 sq ft (195.7 m2) - Let  
First Floor - 2,364 sq ft (219.6 m2) - Let

### Kingfisher House (North)

Ground & First Floor - 2,717 sq ft (252.4 m2) - Let

## Amenities

- Very flexible leasing arrangement
- Competitive rent £15psf

- Air conditioning and raised flooring
- Open plan and private offices
- Parking @ 1:300 sq ft

## Lease

The offices are available to let on a new full repairing lease on a short or long term basis.

## Rent

**£15 per sq ft** based on the net internal areas.

## 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.

## Business Rates

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to confirm the business rates.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees



Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Joint Agents:

### **Graves Jenkins - 01293 401040**

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