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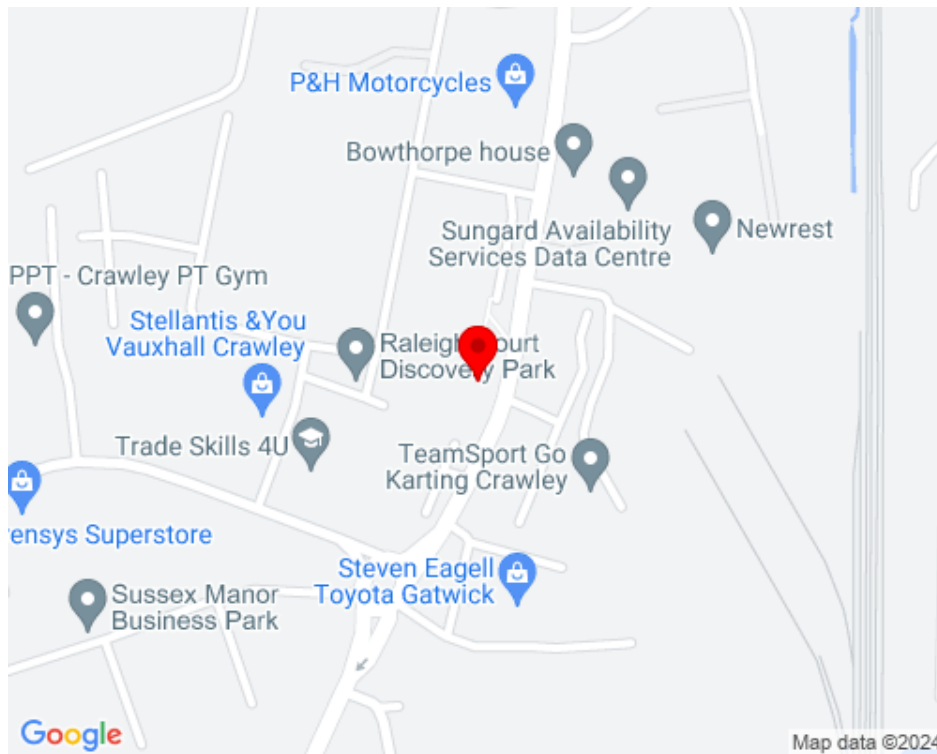
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Orchard House, 39 Gatwick Road, Crawley, RH10 9RB

REFURBISHED OFFICE BUILDING WITH GENEROUS PARKING - 3945 SQ FT (366.50 M2)

LOCATION



The property is situated on the western side of Gatwick Road (A23), one of the principle roads on the north east edge of the Manor Royal Business District, just to the north of Fleming Way.

Transport links are excellent with Three Bridges railway station only 2 kms to the south, the M23 (Junction 10) located 2 kms to the south east and Gatwick Airport is located 3 kms north.

The 24-hour Fastway bus service, linking Gatwick Airport, Manor Royal and Crawley town centre runs every 10 minutes throughout the day and passes along Gatwick Road (see www.fastway.info).

Description

A refurbished, detached two storey listed office building within an attractive gated and self-contained site, providing an excellent car parking ratio, situated in a prominent location on the Manor Royal Business District. The location affords easy access to the town centre, Gatwick Airport and the M23 (Junction 10).

Key Features

- Refurbished office building within attractive grounds
- Good range of modern & "character" accommodation
- 25 + car parking spaces
- Considered suitable for variety of uses (STNCs)

Accommodation

The property provides the following approximate net internal floor area:-

Ground Floor

Offices: 2,139 sq ft (198.72 m²)

Kitchen: 80 sq ft (7.43 m²)

2 separate W.C's (inc. Disabled)

First Floor

Offices: 1,514 sq ft (140.65 m²)

'Comms' Room: 212 sq ft (19.70 m²)

2 separate W.C's

Total: 3,945 sq ft (366.50 m²)

Amenities

- Excellent communications
- 25 car parking spaces (minimum)
- Refurbished throughout
- Good range of cellular and open plan offices
- Gas fired central heating
- Part air conditioned
- Flexible accommodation
- 2 x new tea points
- Newly fitted kitchen

Lease

The premises are available on a new full repairing & insuring lease for a term to be agreed.

Rent

£79,000 per annum exclusive.

Planning

The current use permitted is B1 (offices). However, it is considered that the property is suitable for a variety of alternative us

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.

EPC

Rating - C - 62

Business Rates

Rateable Value: £43,250

Rates Payable: £21,581.75 (2021/22)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH
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