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PROPERTY PEOPLE

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Griffin House, 135 High Street, Crawley RH10 1DQ

LEASE ASSIGNMENT: GROUND FLOOR OFFICE SUITE - 3,481 SQ FT (323.4 SQ M)

# LOCATION



The property occupies a prominent town centre location at the northern end of Crawley High Street. The town centre has plenty of retail and restaurant facilities within walking distance, together with the Leisure Park which is opposite the building (Wagamama, Starbucks, Subway, Five Guys, Nando's, Nuffield Gym etc). Crawley mainline railway station is within a 10 minute walk providing direct services to London Victoria (from 47 minutes) and London Bridge (from 52 minutes). The A23 is just  $\frac{1}{4}$  of a mile distance.

## Description

The available offices are situated on the ground floor. The suite is currently fully furnished and can be leased with or without the furniture and is immediately available. There is excellent floor to ceiling height with good natural light and window blinds. In the ground floor reception there are 2 WCs plus access to other WCs on upper floors.

Externally there are 9 allocated car spaces. Access to the property is via the attractive modern glass atrium which leads into the ground floor reception area.

## Key Features

- Modern ground floor suite,
- DDA access
- Flexible lease terms
- Can be let fully furnished

## Accommodation

Ground floor 3,481 sq ft (323.4 sq m).

## Amenities

- Full access raised floors,
- Air conditioning / Kitchenette
- Suspended ceiling with inset LED lighting
- 9 car spaces
- 24 hour reception security

## Lease

The suite is currently held on a full repairing and insuring lease for a term expiring 7 July 2025. The passing rent is £68,054 per annum exclusive which equates to £19.55 psf. There are no further reviews.

The lease can be sub-let or assigned

## Rent

£68,054 per annum exclusive

## Service Charge

There is a building service charge – full details on request.

## 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 D - 82

## Business Rates

Rateable Value: £44,500

Rates Payable: £22,205.50 (2024/25)



Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://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 joint sole Agents Graves  
Jenkins 01293 401040 or SHW 01293 441300.







GET IN TOUCH  
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