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15 The Courtyard, East Park, Crawley, West Sussex RH10 6AG  
TO LET: SELF-CONTAINED OFFICE BUILDING - 572 SQ FT (53.12 M2)

# LOCATION



East Park is conveniently located close to Crawley's mainline railway station, accessed by way of a footbridge, within a short walking distance of the town centre's extensive shopping facilities. Crawley enjoys good road and rail communications with frequent rail services into London and the south coast (London Victoria approximately 40 minutes and Gatwick Airport approximately 10 minutes).

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

## Description

The premises are located within The Courtyard, a development of two storey, self-contained office buildings arranged around a central courtyard with exclusive parking areas.

## Key Features

- Close to town centre & train station
- New lease - flexible terms
- 2 car parking spaces

## Accommodation

The net internal floor area is approximately as follows:

Ground Floor: 287 sq ft (26.66 m<sup>2</sup>)

First Floor: 285 sq ft (26.46 m<sup>2</sup>)

**Total: 572 sq ft (53.12 m<sup>2</sup>)**

## Lease

A new, effectively full repairing and insuring lease for a term to be agreed.

## Rent

£12,000 per annum exclusive.

## 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 - 88

## Business Rates

Rateable Value: £5,300

Rates Payable: £2,644.70 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on 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.



## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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