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PROPERTY PEOPLE

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Unit 10 Raleigh Court, Priestley Way, Crawley RH10 9PD

TO LET: FIRST FLOOR OFFICE - 1,058 SQ FT (98.26 SQ M)

# LOCATION



The units are situated on an established Estate of 18 relatively similar units located in the heart of Crawley's Manor Royal Business District.

Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2km to the south east proving easy access to the M25 and Gatwick approximately 3km to the north.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley.

## Description

The subject accommodation is located on the first floor and is fitted out as offices with a separate kitchen and WC. The suite is self-contained and will be accessed via an internal staircase from the front communal access and reception. There are 2 allocated parking spaces with the suite.

## Key Features

- All inclusive rent
- Open to alternative uses
- Storage users also considered

## Accommodation

The net internal floor area is approximately 1,058 sq ft (98.26 sq m)

## Lease

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

## Rent

£23,500 per annum all inclusive rent

## 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 E - 61

## VAT

VAT will not be payable.

## 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

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
gravesjenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE