



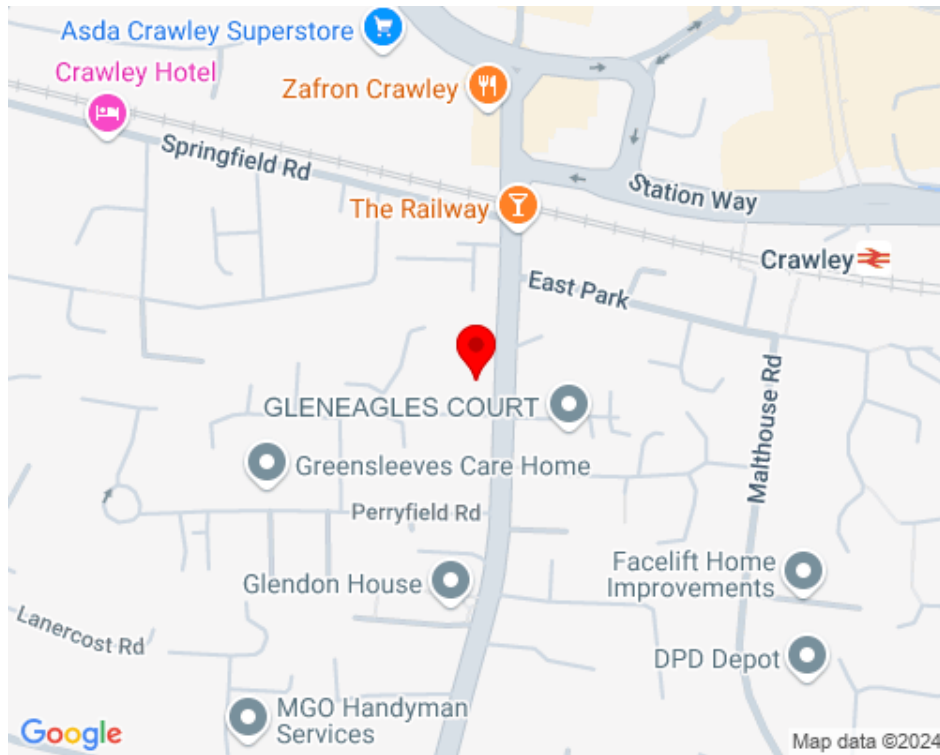
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PROPERTY PEOPLE

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Nightingale House, 1-3 Brighton Road, Crawley RH10 6AE  
TO LET: FIRST & SECOND FLOOR OFFICES - AVAILABLE AS A WHOLE OR SEPARATELY

# LOCATION



Nightingale House is located on the corner of Brighton Road and Springfield Road within a short walking distance of Crawley's bus station, mainline railway station and main town centre shopping area.

Crawley benefits from good road and rail communications with frequent rail services to London and the south coast (London Victoria approximately 40 minutes and Gatwick Airport approximately 10 minutes).

- Crawley High Street - 80m
- Crawley Bus Terminal - 500m
- Crawley Railway Station - 700m

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 118,000, extending to over 160,000 persons within a 10kms radius.

## Description

Self-contained first & second floor suites of offices providing open plan (second floor) and cellular offices and ancillary accommodation with on-site garage parking for 2 cars, situated in prominent corner building in Crawley town centre.

## Key Features

- Town centre location
- Prominent character building
- On-site parking
- Available on flexible terms

## Accommodation

The premises provide the following approximately net internal floor areas:

### Ground Floor

Entrance lobby/hall

### First Floor

Office (room 1): 237 sq ft (22.02 sq m)

Office (room 2): 84 sq ft (7.80 sq m)

Office (room 3): 169 sq ft (15.70 sq m)

**Sub-total: 490 sq ft (45.52 sq m)**

### Second Floor

Office: 586 sq ft (54.44 sq m)

Kitchen: 37 sq ft (3.44 sq m)

Cloakroom/WC

**Sub-total: 623 sq ft (57.88 sq m)**

**Total: 1,113 sq ft (103.40 sq m)**

## Lease

Available as a whole or in floors on a new internal repairing and insuring lease(s), on terms to be agreed.

## Rent

First Floor: £8,750 per annum exclusive

Second Floor: £9,750 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 - 79

## Business Rates

Rateable Value: £12,750

Rates Payable: £6,362.25 (2024/25)



Small business rate relief is applicable for qualifying businesses. 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.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH  
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