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Crow Place, 17 Brighton Road, Crawley RH10 6AE

TO LET: TWO STOREY OFFICE BUILDING - 1,880 SQ FT (167.87 SQ M)

# LOCATION



Brighton Road is conveniently located close to Crawley's bus station and mainline railway station, accessed by footbridge, and within a short walking distance of the town centre's extensive shopping facilities.

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).

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 two storey period office building in a commercial location. There are 7 open plan offices within the building, plus a separate kitchen and 2 WCs (one of which is DDA compliant). There is a good sized forecourt with the ability to park 6 vehicles in tandem.

Considered suitable for a variety of uses.

## Key Features

- 6 car parking spaces in tandem
- 7 open plan offices
- Separate kitchen
- Male & female WCs (1 DDA compliant)

## Accommodation

The approximate net internal floor area is:

### Basement

Storage Areas: 384 sq ft (35.64 sq m)

### Ground Floor

Reception Hall: 122 sq ft (11.30 sq m)

Offices: 609 sq ft (56.61 sq m)

### First Floor

Offices & Meeting Room: 656 sq ft (60.98 sq m)

Kitchen: 36 sq ft (3.34 sq m)

## Lease

Available on a new lease for a term to be agreed, which can be short or long term.

## Rent

£23,000 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-89

## Business Rates

Rateable Value: £11,500

Rates Payable: £5,738.50 (2024/25)

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

We are advised that VAT will not be payable.

## 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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