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PROPERTY PEOPLE

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Unit 6 Maidenbower Office Park, Balcombe Road, Crawley  
RH10 7NN

TO LET: GROUND FLOOR MODERN OFFICE SUITE - 1525 SQ FT (141.58 SQ M)

# LOCATION



Maidenbower Office Park is a secure, well maintained Estate located to the south eastern edge of Crawley, adjacent to the A23/M23 at Junction 10A. Three Bridges Station is approximately 2.6kms. Nearby occupiers include Audi, The Europa Gatwick Hotel, Easystore Self Storage, Bright Horizons Day Nursery and The Coaching Halt public house.

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

A ground floor office suite of Grade A specification forming part of a two storey semi-detached purpose built office building and set within a Business Park environment.

## Key Features

- Freehold potentially available
- Excellently presented accommodation
- Close to A23/M23 (J10A)
- Modern specification
- New lease available

## Accommodation

The approximate net internal floor area is 1525 sq ft (141.58 sq m)

## Amenities

- Mainly open plan
- 2 fully glazed partitioned offices
- Kitchenette area
- 4 designated parking spaces
- Air conditioning

## Lease

Available on an effectively new full repairing and insuring lease on terms to be agreed.

## Rent

£32,500 per annum exclusive

## Service Charge

There is a contribution towards the upkeep of the Office Park and towards the cost of maintaining the fabric of the building and common parts. Further details on application.

## 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 - 84

## Business Rates

Rateable Value: £20,500

Rates Payable: £10,229.50 (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.

## AML

The proposed tenant (or purchaser) 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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