



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Unit 4 Brittingham House, Orchard Street, Crawley RH11 7AE
TO LET: GROUND FLOOR OFFICE SUITE WITH PARKING - 1,935 SQ FT (179.76 M2)

LOCATION

Situated on the ground floor of a prominent building in Crawley town centre in the immediate proximity of public car parks.

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

The premises comprises an end of terrace ground floor retail/office building with 3 parking spaces demised to the rear. The accommodation is predominantly open plan with some partitioned offices along the side and rear, to include a separate kitchen/break out area and 2 WCs.

Accommodation

The approximate net internal floor area is **1,935 sq ft (179.76 m2)**

Amenities

- Professional services opportunity
- Suitable for all 'E' class uses
- High specification accommodation
- 3 allocated parking spaces

Rent

£41,500 per annum exclusive

Tenure

Available on a new effective full repairing and insuring lease on terms to be agreed.

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 C - 51

Business Rates

Rateable Value: £23,500

Rates Payable: £11,726.50 (2025/26)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will be payable on the terms quoted.

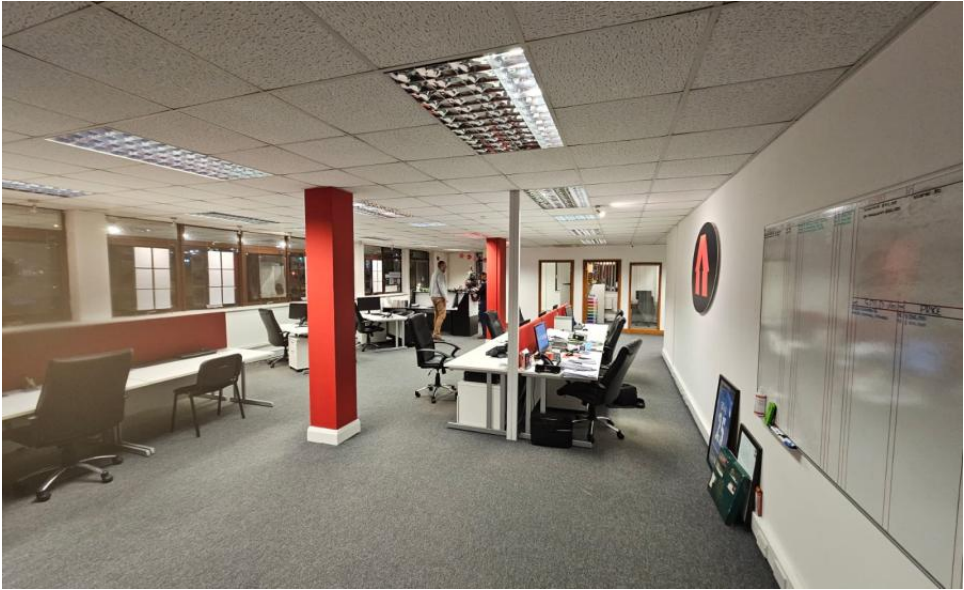
Legal Fees

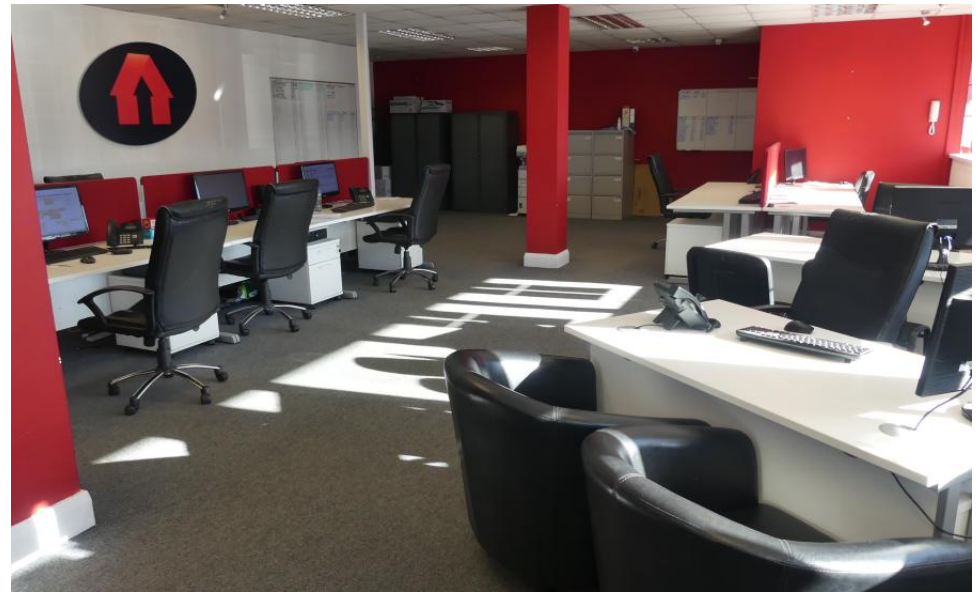
Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.









GET IN TOUCH
gravesjenkins.com



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD