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PROPERTY PEOPLE

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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 m<sup>2</sup>)**

## 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 (2024/25)

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](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

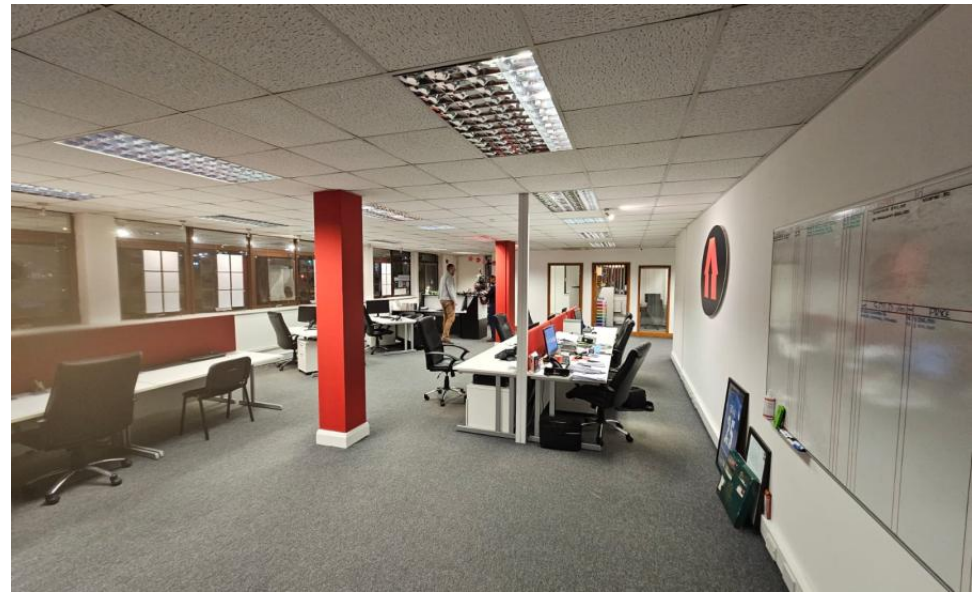
## Legal Fees

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  
gravesjenkins.com



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