



**GROUND FLOOR UNIT 3 MAIDENBOWER OFFICE PARK,
CRAWLEY, RH10 7NN**

OFFICE TO LET

1,317 SQ FT (122.35 SQ M)



**Vail
Williams**

Summary

Ground floor office to let.

Available Size	1,317 sq ft
Rent	£29,172 per annum
Business Rates	All parties are asked to check with the VOA.
VAT	Applicable
EPC Rating	C (72)

- Available immediately
- Fully Furnished, Grade A offices
- 3 allocated parking spaces
- Two storey semi-detached office building
- Adjacent to the M23
- Electric heating / AC system
- 10 minute drive from Gatwick Airport
- Screen monitors and furniture can be included within lease

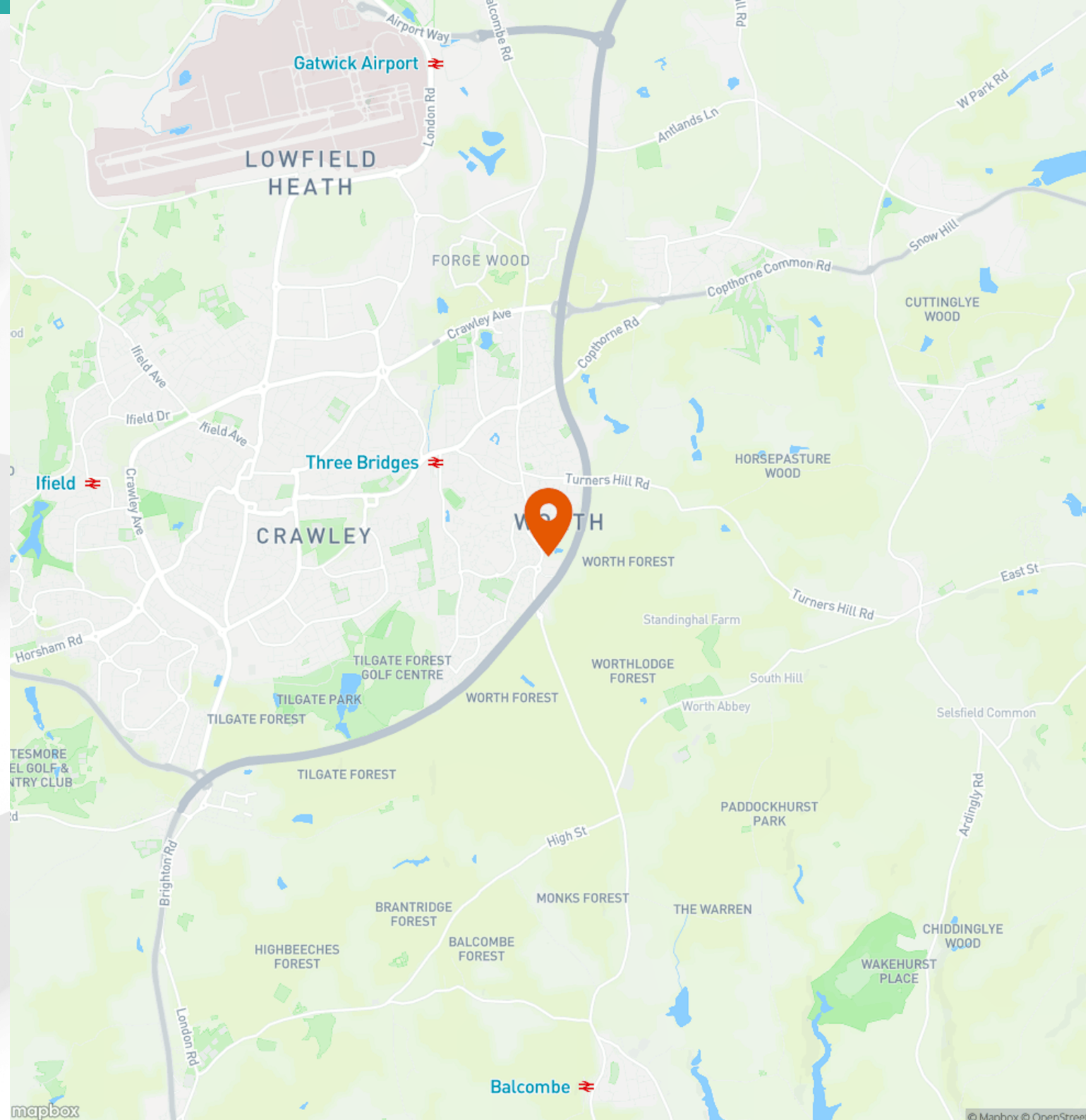


Location



**Ground Floor Unit 3
Maidenbower Office Park,
Crawley, RH10 7NN**

30 miles south of London, Crawley is one of the South East's major commercial centres and is situated directly adjacent to London Gatwick International Airport on the London-Brighton mainline and the M23. Maidenbower Business Park is a secure, well-maintained estate with nearby occupiers including Audi, Europa Gatwick, Bright Horizons Nursery and Storage King.





Further Details

Description

Superbly presented semi-detached office building, the property comprises of one story with a ground floor reception area, meeting rooms, open plan office space a generously sized kitchen and two WC's. The offices benefit from carpeted throughout, a mix of spot downlighting and recessed lighting set within suspended ceiling, 3 allocated parking spaces and a disabled passenger lift. The property is fully furnished, providing an opportunity for businesses looking to occupy quickly.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m
Ground - Ground Floor	1,317	122.35
Total	1,317	122.35

Specification

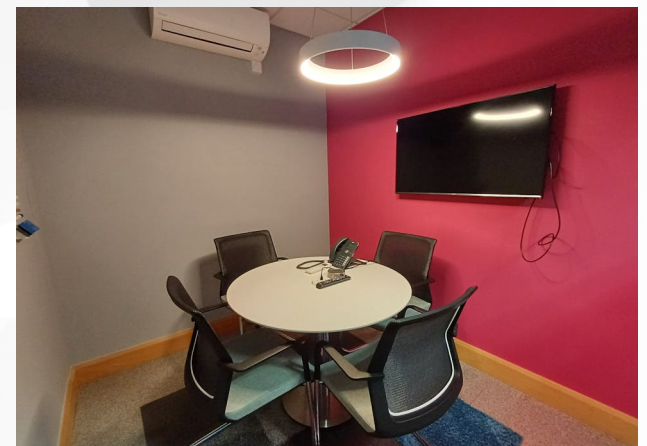
The property is fully furnished, providing an opportunity for businesses looking to move in quickly

Terms

The property is available to let.

Estate Charge

Estate Charge is payable in advance quarterly, details available upon request





Enquiries & Viewings



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