



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

**OFFICE TO LET**

**1,317 TO 2,643 SQ FT (122.35 TO 245.54 SQ M)**



# Summary

Office to let, potential to split floors dependant upon requirements

Available Size	1,317 to 2,643 sq ft
Rent	Rent on application
Rates Payable	£19,702.50 per annum Interested parties are to carry out their own due diligence with the VOA (Valuation office Agency)
Rateable Value	£35,500
VAT	Applicable
EPC Rating	C (72)

- Fully Furnished, Grade A offices
- Potential to split, dependant on requirements
- 8 allocated parking spaces
- Two storey semi-detached office building
- Adjacent to the M23
- Electric heating / AC system



# Location

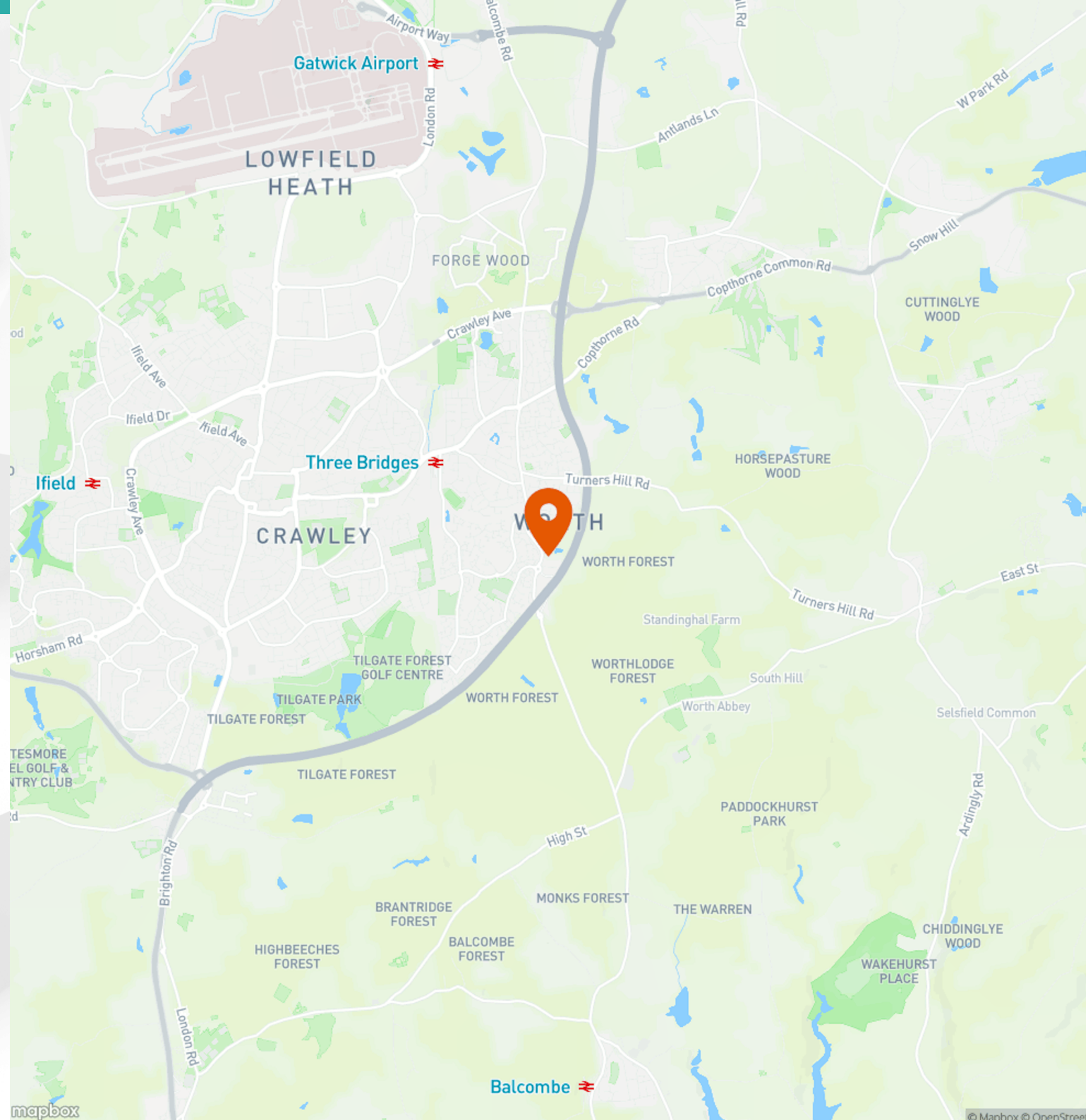


**Unit 3 Maidenbower Office  
Park, Crawley, RH10 7NN**

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 two storeys with a ground floor reception area, meeting rooms, open plan office space a generously sized kitchen and two WC's. The first floor consists of two further WC's, three meeting rooms, a further kitchenette and open plan office space. The offices benefit from carpeted throughout, a mix of spot downlighting and recessed lighting set within suspended ceiling, 8 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	1,326	123.19
1st - First Floor	1,317	122.35
<b>Total</b>	<b>2,643</b>	<b>245.54</b>

## Specification

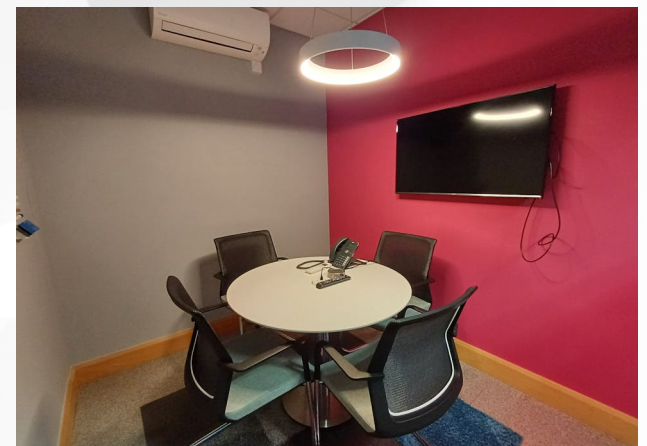
The property is fully furnished, providing an opportunity for businesses looking to move in quickly

## Terms

The property is available to let, potential to split floors to suit requirements

## Estate Charge

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





## Enquiries & Viewings



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