



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Refurbished office building with generous parking

Orchard House, 39 Gatwick Road, Crawley, RH10 9RB



A refurbished, detached two storey listed office building within an attractive gated and self-contained site, providing an excellent car parking ratio, situated in a prominent location on the Manor Royal Business District. The location affords easy access to the town centre, Gatwick Airport and the M23 (Junction 10)

KEY FEATURES

- Refurbished office building within attractive grounds
- Good range of modern & "character" accommodation
- 25 + car parking spaces
- Considered suitable for variety of uses (STNCs)
- 3945 sq ft

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LOCATION

The property is situated on the western side of Gatwick Road (A23), one of the principle roads on the north east edge of the Manor Royal Business District, just to the north of Fleming Way.

Transport links are excellent with Three Bridges railway station only 2 kms to the south, the M23 (Junction 10) located 2 kms to the south east and Gatwick Airport is located 3 kms north.

The 24-hour Fastway bus service, linking Gatwick Airport, Manor Royal and Crawley town centre runs every 10 minutes throughout the day and passes along Gatwick Road (see www.fastway.info).





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PROPERTY DETAILS Whole Building 3945 sq ft (366.50 m2) **To Let: £79,000 pa**

ACCOMMODATION The property provides the following approximate net internal floor area:-

Ground Floor

Offices: 2,139 sq ft (198.72 m2)

Kitchen: 80 sq ft (7.43 m2)

2 separate W.C's (inc. Disabled)

First Floor

Offices: 1,514 sq ft (140.65 m2)

'Comms' Room: 212 sq ft (19.70 m2)

2 separate W.C's

Total: 3,945 sq ft (366.50 m2)

AMENITIES

- Excellent communications
- 25 car parking spaces (minimum)
- Refurbished throughout
- Good range of cellular and open plan offices
- Gas fired central heating
- Part air conditioned
- Flexible accommodation
- 2 x new tea points
- Newly fitted kitchen

LEASE The premises are available on a new full repairing & insuring lease for a term to be agreed.

RENT **£79,000 per annum exclusive**

PLANNING The current use permitted is B1 (offices). However, it is considered that the property is suitable for a variety of alternative uses, subject to obtaining all necessary consents. Further information on application.

PLANS [Existing Site Plan - click here to download](#)
[Existing First Floor Plan - click here to download](#)

EPC [Rating C-62 - click to download EPC](#)

SERVICES Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any interested party satisfies themselves in this regard.

BUSINESS RATES Rateable Value: £43,250
Rates Payable: £21,581.75 (2020/21)



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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 chargeable 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

CONTACT



David Bessant MRICS
bessant@graves-jenkins.com



Dominic Ryan
ryan@graves-jenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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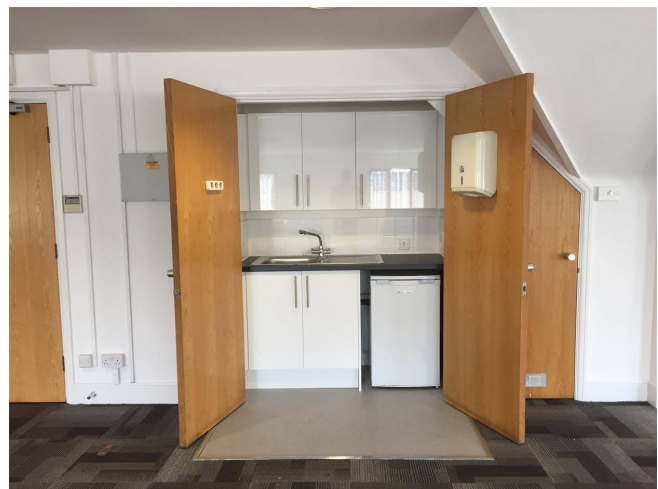
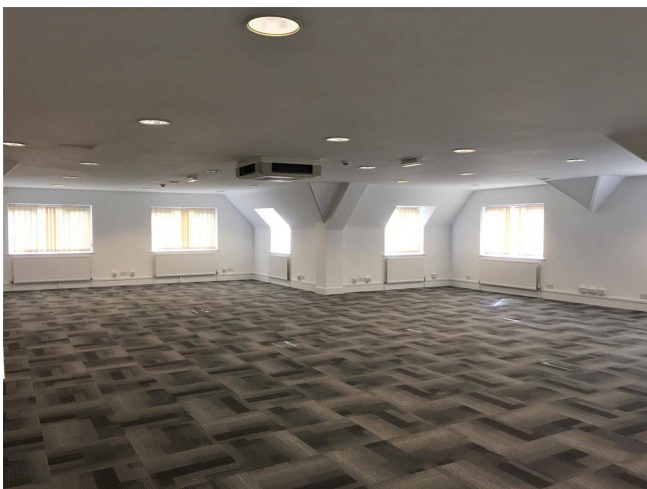
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