



**TO LET**

**OFFICE – 4,096 SQ FT (380.52 SQ M)**

**Third Floor Offices St John's House, High Street, Crawley, West Sussex, RH10 1HS**

## DESCRIPTION

St John's House is a modern three storey office building benefitting from a prominent frontage on the corner of the High Street and Haslett Avenue.

The third floor benefits from a quality Cat B fit out and a 2,800 sq ft roof terrace with views over Crawley town centre.

## LOCATION

St John's House is located in Crawley town centre at the top of the High Street. Crawley rail station is approximately 5 minutes' walk away providing direct services to London Victoria and London Bridge, The Fastway bus stop is within a 1 minute walk. Junction 10 of the M23 is approximately a 5 minute drive with Junction 8 of the M25 approximately a 15 minute drive north.

## ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Third Floor	4,096	380.52
<b>TOTAL</b>	<b>4,096</b>	<b>380.52</b>

## AMENITIES / OPPORTUNITY

- VRV Air conditioning
- Suspended metal ceiling tiles with LG7 compliant lighting
- Raised access floor with a floor void of 150mm
- Floor to ceiling height of 2.84m
- Two x 13 person passenger lifts
- 12 Parking spaces(4 on site)
- WC and shower facilities
- Terrace

## RENT

On application

## RATES

£69,500 (2023 List)

## VAT

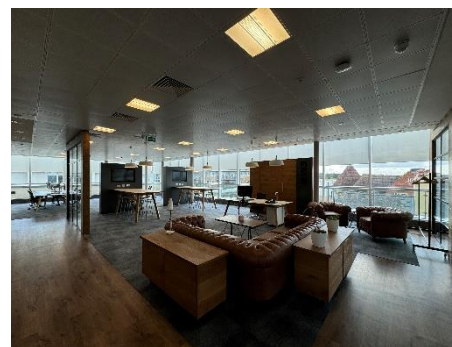
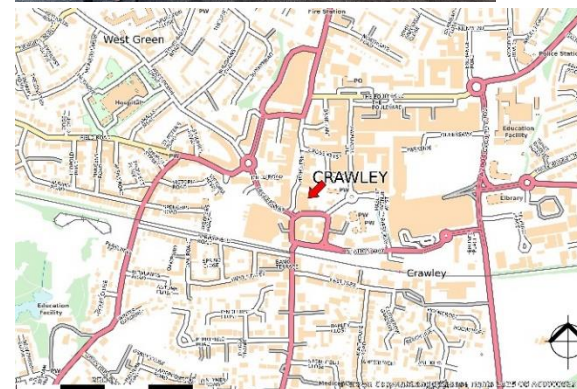
VAT will be charged on the quoting terms.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of B.



## VIEWINGS – 01293 441300

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