

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

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Office Units Available on Flexible Terms
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TO LET

OFFICE – 201 - 2,075 SQ FT (18.67 - 192.77 SQ M)

Crawley Business Centre, Stephenson Way, Crawley, West Sussex, RH10 1TN

DESCRIPTION

Crawley Business Centre is a two-storey detached office building with serviced office accommodation on ground, first and second floor in Three Bridges, Crawley with parking to the rear.

LOCATION

Crawley Business Centre is located on Stephenson Way Estate, some 0.4 miles from Three Bridges rail station which has regular services to Gatwick Airport (5 minutes), London (35 minutes) and Brighton (30 minutes). Gatwick Airport is 3.5 miles to the north with the M23 (Junction 10) some 2.2 miles away. Local shopping and leisure/eating facilities are nearby (0.3 miles) with a Tesco Superstore (0.8 miles) and Lidl (0.3 miles).

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M	PRICE PER MONTH EX VAT
Unit 13	683	63.45	£1,300
Unit 24	299	27.78	£650
Unit 27	285	26.48	£650
Unit 28	201	18.67	£450
Unit 29	607	56.39	£1,275
TOTAL	2,075	192.77	

AMENITIES

- Two-storey detached office building with serviced office accommodation on ground, first and second floor
- Parking to the rear of the property
- Located on Stephenson Way Estate, some 0.4 miles from Three Bridges rail station
- Open 24/7 with an on-site manager during business hours. Facilities include a reception, kitchenette, meeting room, cycle racks and onsite parking
- 3 month minimum licence that continues thereafter on a monthly basis, with 1 month's notice. The rent is fixed for 12 months

RENT

On application.

RATES

Rates included in the rent.

VAT

VAT is payable on the terms.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C – 71.



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