



**TO LET**

**OFFICE – 3,232 SQ FT (300.26 SQ M)**  
4th Floor Griffin House, 135 High Street, Crawley, RH10 1DQ

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## Rent – £24.50PSF. CAT A REFURBISHMENT

### DESCRIPTION

The spacious fourth floor South Suite is available. This top floor suite is light open-plan and has far reaching views. The office space is carpeted throughout and includes a large kitchen and 5 meeting rooms.

Access to Griffin House is through the impressive glass atrium which leads into the ground floor reception area. There are two modern lifts up to the fourth floor where the lobby, male/female and disabled toilets have been redecorated. Key fob access control provides entry to the suite.

### PROMINENT LOCATION

Prominently located to the northern end of Crawley High Street, just ¼ of a mile from the A23. The numerous town centre facilities are within walking distance of the building as is the well established Crawley Leisure Park which is opposite the building. Crawley mainline railway station is also within a 10 minute walk.

Crawley Rail Stations provides direct services to London Victoria (from 47 minutes) and London Bridge (from 52 minutes).

### ACCOMMODATION (IPMS 3)

Available on a new FRI lease for a term to be agreed.

	SQ FT	SQ M
South Suite 4 <sup>th</sup> Floor	3,232	300.26

### AMENITIES

- Male, female and disabled toilets on each floor
- Generous parking allocation of 1:315 sq ft
- 24 Hr on-site security
- Open plan layout with 1 meeting room and kitchenette

### RECENT WORKS

- Open plan layout
- New air conditioning
- New carpeting with a raised floor
- New ceiling tiles and LED lighting
- New roller blinds throughout
- New grey carpet with white walls throughout
- New tea point with dishwasher and fridge
- New partitioned meeting room

### RENT

£24.50psf exclusive.

### SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

### RATES

To be re-assessed. Currently as part of a larger assessment.

### VAT

VAT will be charged on the quoting terms.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

To be reassessed following completion of the



VIEWINGS – 01293 441300

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