



**TO LET**

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WORK**

**SHW.CO.UK**

**OFFICE SUITABLE FOR ALTERNATIVE USES**  
35b High Street, Crawley, West Sussex, RH10 1HS

**SHW**

## Rent | £25.00 Per sq ft Plus VAT

### DESCRIPTION

St Johns House is a modern four storey office building benefitting from a prominent frontage on the corner of the High Street and Haslett Avenue.

35b has been fitted out for office accommodation but is also suitable for other uses as emphasised in paragraph headed "Use". 35b is an open plan space with wc and kitchenette facilities.

### LOCATION

The accommodation is located in Crawley town centre at the top of the High Street and along Haslett Avenue.

Crawley Rail and Bus 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 5 minute's drive away with Junction 8 of the M25 approximately 15 minutes' drive north.

### ACCOMMODATION (GIA)

	SQ FT	SQ M
<b>35B</b>	<b>1,507</b>	<b>140</b>

### RENT

£25.00 Per sq ft

### TERMS

Available on a new lease on terms to be agreed.

### AMENITIES

- Prominent location
- Air conditioning
- Potential parking available within the town centre on an annual lease
- Close walking distance to Crawley rail and bus stations.
- WC and kitchenette
- Raised floor
- Exposed services
- LED lighting with metal ceiling tiles

### RATES

To be assessed

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VAT

VAT will be chargeable on the terms quoted

### USE

35b has A1, A2, A3, A4 and B1 use. Potential for D1 use subject to planning.

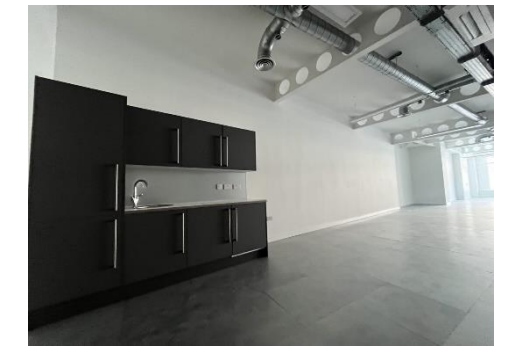
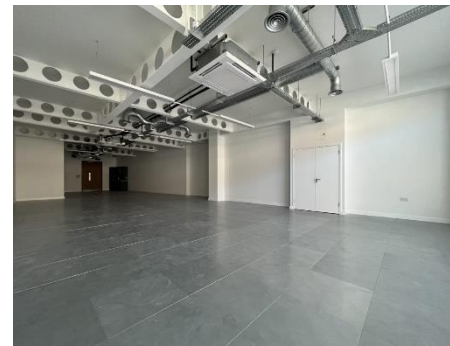
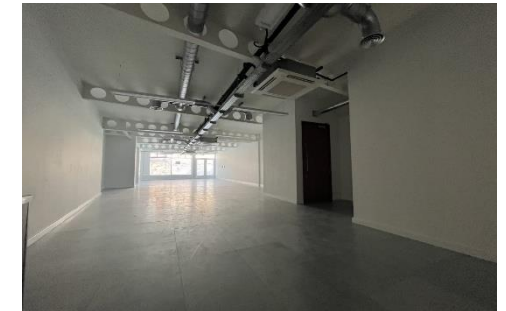
### EPC

35b

51-75

C

69 | c



VIEWINGS – 01293 441300

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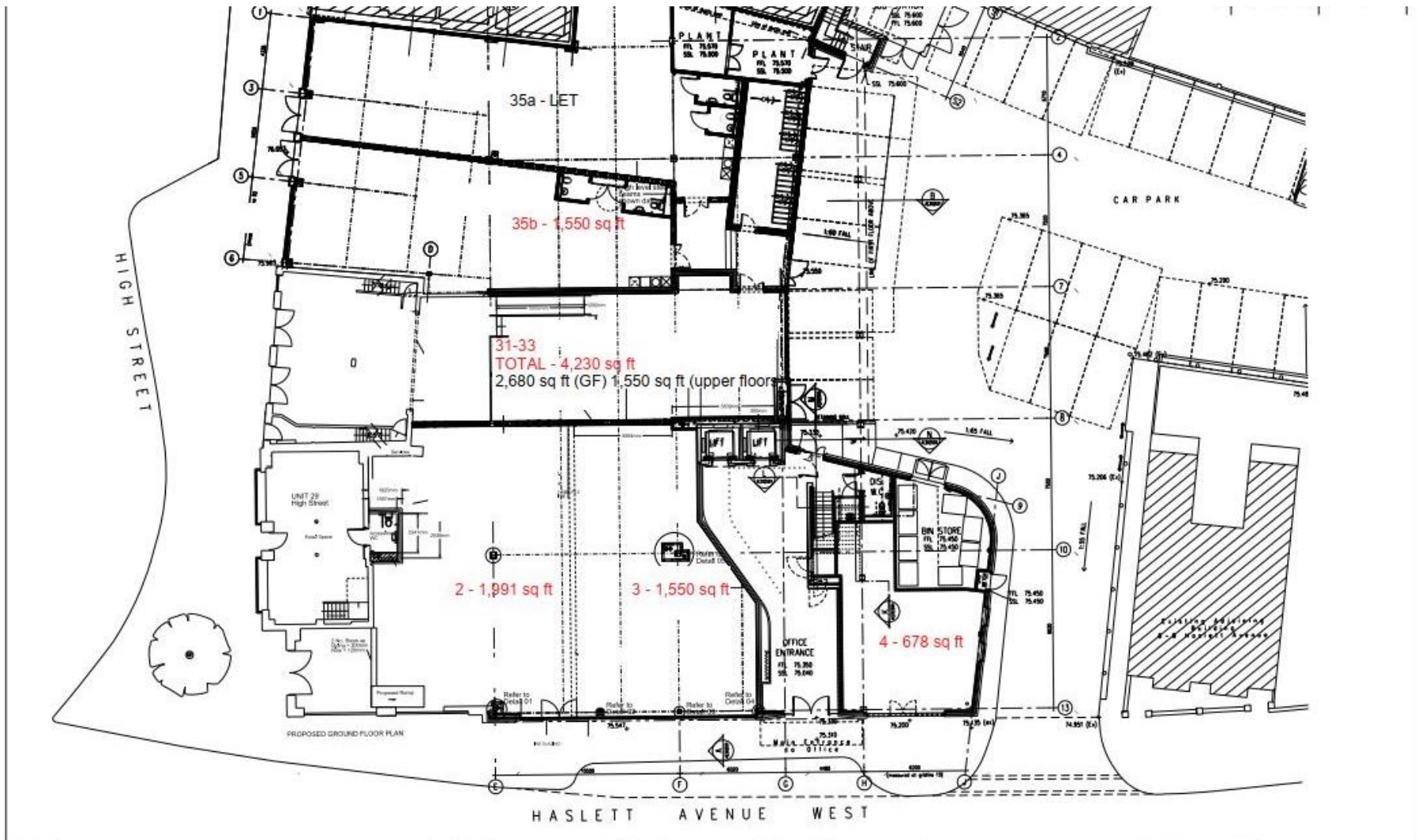


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