



**TO LET**

**OFFICE SUITABLE FOR ALTERNATIVE USES**  
31-33 High Street, Crawley, West Sussex, RH10 1HS

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

## 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.

31-33 High Street has an office / shop front at ground floor and offices on the first and second floor.

### LOCATION

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

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

### ACCOMMODATION (GIA)

	SQ FT	SQ M
31-33 Ground Floor	2,680	248.97
31-33 Upper Floor Offices	1,550	143.99
<b>TOTAL</b>	<b>4,230</b>	<b>392.96</b>

### RENT

£25.00 psf

### TERMS

Available on a new lease on terms to be agreed.

### AMENITIES

- Currently being fully refurbished
- Air conditioning at ground floor level
- Prominent location
- Potential parking available within the town centre on an annual lease
- Close walking distance to Crawley rail and bus stations.
- Raised floor
- LED lighting with suspended metal ceiling tiles at ground floor

### RATES

To be assessed

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VAT

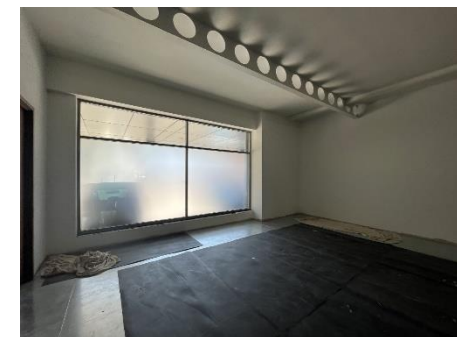
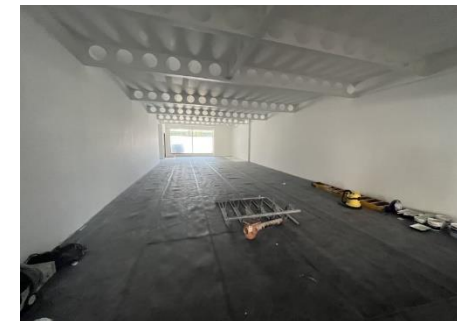
VAT will be chargeable on the terms quoted

### USE

Units 31-33, A1, A2, A3, A4 and B1 use. Potential for D1 use subject to planning.

### EPC

An EPC will be prepared and available shortly



**VIEWINGS – 01293 441300**

Laura Miles t: 07947 373 275 | e: lmiles@shw.co.uk

James Griffiths t: 07867 232 653 | e: jgriffiths@shw.co.uk

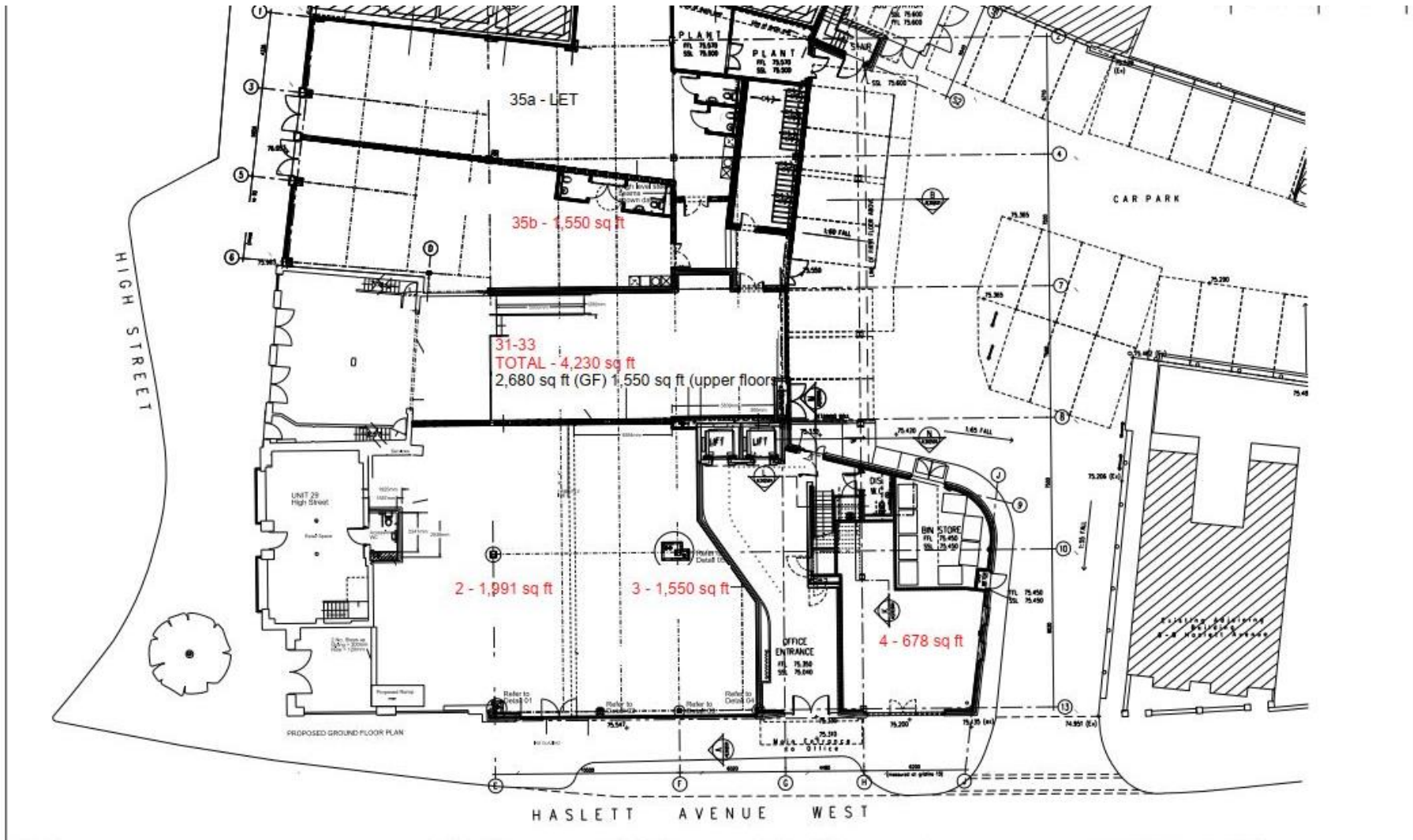


**SOCIAL**

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**VIEWINGS – 01293 441300**

Laura Miles t: 07947 373 275 | e: [lmiles@shw.co.uk](mailto:lmiles@shw.co.uk)

James Griffiths t: 07867 232 653 | e: [jgriffiths@shw.co.uk](mailto:jgriffiths@shw.co.uk)



**SOCIAL**

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017632 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316