



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE – 5,068 – 15,373 SQ FT (470.8 – 1,428.2 SQ M)
Origin Two, 106 High Street, Crawley, RH10 1BF

DESCRIPTION

A quality and fitted office suite over 2 floors occupying a prominent position in the heart of Crawley's Town Centre office area. The suite provides a mixture of open plan offices, a meeting room suite, Client area and Break Out spaces in a building that had extensive Landlord Refurbishment work some 8 years ago.

LOCATION

Occupying a prominent location at the northern end of Crawley High Street, less than 1/2 a mile from the main line rail station. Rail services to London Victoria and London Bridge take approximately 45 mins. Gatwick Airport is approx. 4 miles to the north and J10 of the M23 is 2 miles away. Brighton is 26 miles to the South and the M25(J8) is 12 miles distant

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	5,086	472.5
First Floor	5,219	484.9
Second Floor	5,068	470.8
TOTAL	15,373	1,428.2

AMENITIES / OPPORTUNITY

- Air Conditioning (not Tested)
- Raised Access Floor
- Car parking at 1:224
- Currently a Fully Fitted Meeting Room suite and Client Break out area
- Ladies and Gents W/C
- Kitchens on both floors

It is anticipated the landlord will redecorate and remove the existing tenant fit out once the current dilapidations is settled.

RENT

On application.

DATA ROOM

To view the data room [Click Here](#)

RATES

We have been verbally informed by the local authority that the premises have the following rateable values (2023 list):

Ground Floor	£84,500
First Floor	£89,000
Second Floor	£88,000

VAT

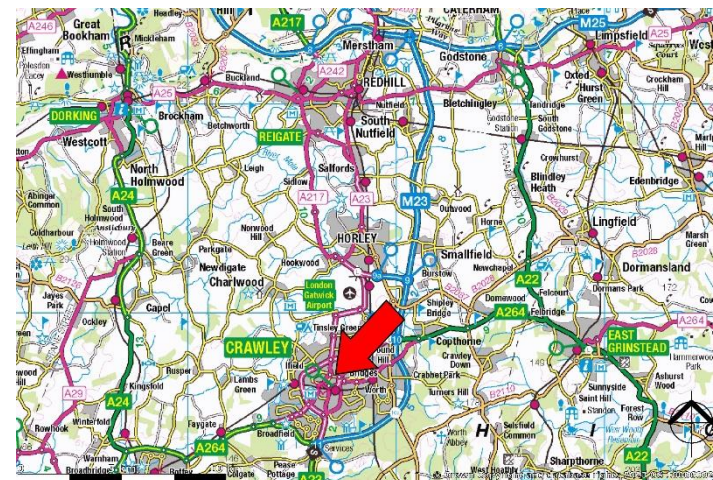
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The Building has an EPC rating of B – 34.



VIEWINGS – 01293 441300

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