

FIRST FLOOR USE CLASS E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **50-54 High Street**
Crawley, Sussex, RH10 1BW



**FIRST FLOOR
E CLASS PROPERTY
TO LET**
**(SUITABLE FOR OFFICE/GYM,
OTHER USES CONSIDERED STPP)**

- Currently laid out as four good size office rooms
- Kitchenette and wc
- To be refurbished prior to handover
- Located a short walk from Crawley Town Centre

Viewing by appointment

G&P Property
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Croydon
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Location

The property is located in the pedestrianised area of the High Street in Crawley which is a short walk from the main Town Centre Shopping area as well as the County Mall Shopping Centre.

The property is approximately a 5 minute walk from Crawley Railway Station and is a 10 minute drive from Junction 10 of the M23 Motorway.

Description/Accommodation

The property comprises a ground floor personnel entrance fronting the High Street with a staircase leading to the first floor. The first floor is currently laid out as four good sized office rooms with wc and kitchenette to the rear, this could be presented as an open plan space, subject to individual requirements. The property will be refurbished prior to handover, exact specification to be agreed.

Use

Use class E - Suitable for Office/Gym. Other uses considered STPP

Internal Area

Net internal areas as follows:

First Floor 179.95 sq m 1937 sq ft

Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £19,000 per annum, plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £ To be assessed. The UBR for 2024/5 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Rating: D (92)

Full information available upon request.



Property Misdescriptions Act

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1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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