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TO LET

OFFICE – 1,683 SQ FT (156.35 SQ M)

Second Floor, Saxon House, Stephenson Way, Crawley, RH10 1TN

DESCRIPTION

Saxon House is a detached, redecorated three story office building with a ground floor reception area.

The second floor is available as a whole on a flexible lease. Parking is to the rear of the offices.

LOCATION

Saxon House is located on the popular Stephenson Way Estate, some 0.4 miles from Three Bridges rail station which has regular services to Gatwick Airport (5 mins), London (35 mins) and Brighton (30 mins). Gatwick Airport is some 3.5 miles to the north with the M23 (Junction 10) some 2.2 miles away. Local shopping and leisure/eating facilities are nearby (0.3 miles) with a Tesco Superstore (0.8 miles) and Lidl (0.3 miles)

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Second Floor	1,683	156.35
TOTAL	1,683	156.35

AMENITIES

- Allocated parking spaces
- Air conditioned
- Gas fitted central heating
- Perimeter trunking
- WC accommodation on each floor
- Double glazed
- Flexible agreements

RENT

£16,750 PAX (£9.95 psf)

SERVICE CHARGE

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

RATES

Second floor Rateable Value £9,800 (2023 List)

VAT

VAT will be charged on the quoting terms

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC

The property has an EPC rating of C



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