

PINNACLE

Rectus

**TO LET**

**OFFICE – 5,786 – 11,849 SQ FT (537.52 - 1,100.78 SQ M)**

The Pinnacle, Station Way, Crawley, West Sussex RH10 1JH

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

## Rent | £22.50psf

### DESCRIPTION

- Modern 5 storey office building in prominent town centre location.
- Ground floor available with open plan layout and wide windows providing plentiful natural light as well as generous parking on site.

### LOCATION

- Situated in Crawley town centre within 150 yards of Crawley railway station,
- Bus station and the County Mall shopping centre also nearby.
- Junction 11 of the M23 is approx. 2 miles and Gatwick Airport is 4 miles away.

### ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
<b>Ground Floor</b>	<b>5,583</b>	<b>518.67</b>
<b>Ground Floor (Restricted)</b>	<b>203</b>	<b>18.85</b>
	<b>5,786</b>	<b>537.52</b>
<b>First Floor</b>	<b>6,063</b>	<b>563.26</b>
<b>TOTAL</b>	<b>11,849</b>	<b>1,100.78</b>

### AMENITIES

- Open plan offices
- Generous on-site allocated parking
- WC accommodation on each floor
- PV Solar Panels to be installed 2024
- EV charging

### TENURE

A new full repairing and insuring lease is available on terms to be agreed, subject to landlord consent.

The first floor is available from 1 August 2024.

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### RATES

Ground Floor Rateable Value of £73,500 (2023)

First Floor Rateable Value of £79,500 (2023)

### SERVICE CHARGE

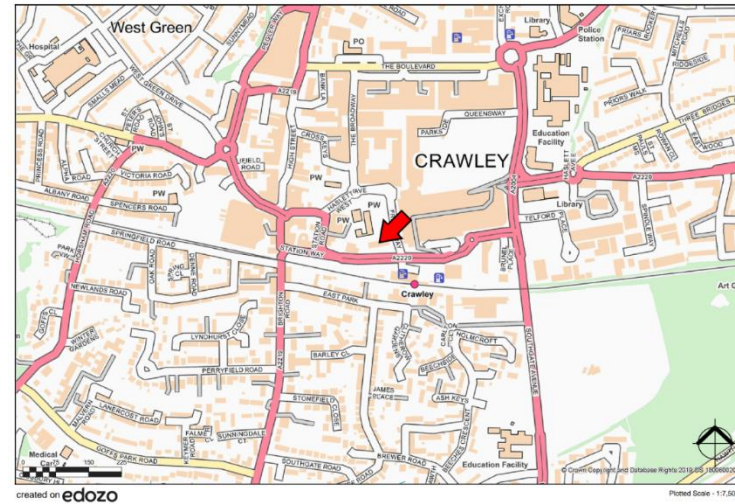
There will be a service charge to cover the upkeep of the common areas.

### EPC

Current EPC of B-50.

### RENT

£22.50psf.



### VIEWINGS – Crawley Office

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

James Clement t: 07961 231 286 | e: jclement@shw.co.uk



### SOCIAL

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**