6a and 6b Imperial Centre, Gatwick Road, Crawley Offices

# TO LET





- Office suites within close proximity to Gatwick and Crawley
- Junction 10 M23 just 2 miles to the east
- Situated in a prominent location on the Gatwick Road
- Available area of 254 sq.ft 680 sq.ft (23.60 sq.m 63.17 sq.m)
- Rent from £4,000 to £10,350 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



#### Location

The premises are located on the Gatwick Road which contains a good mix of offices, industrial units, motorcar/cycle showrooms and food retailers.

Junction 10 of the M23 is located just 2 miles to the east whilst Gatwick Airport is just 1.5 miles to the north. Gatwick Train Station provides regular services to Redhill, Croydon and London.

## **Description & Accommodation**

The office comprises two separate rooms, benefiting from carpet to the floor, painted walls, fluorescent strip lighting and central heating via radiators.

The offices have access to male and female toilet facilities and benefit from 24/7 access.

Interested parties should note that the properties may be suitable for other uses, subject to landlords' consent.

The premises have the following net internal floor areas:

 Office 6a
 254 sq.ft
 23.60 sq.m

 Office 6b
 426 sq.ft
 39.58 sq.m

 Total:
 680 sq.ft
 63.17 sq.m

### **Terms**

The offices are available to let on a new effective full repairing and insuring lease at a rent from £4,000 to £10,350 per annum exclusive.

### **Subject to Contract**

**VAT** - The above rents are quoted exclusive of VAT if applicable.

**Costs** - Each party are to pay their own fees in relation to the new lease.

**EPC** - D (81).

#### **Business Rates**

The Valuation Office Agency describes the premises as 'Offices and Premises', with 2023 Rateable values of:

6a - £3,250

6b - £5,500

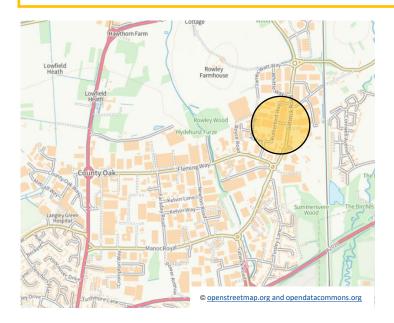
Further information relating to the Rateable Values can be found on the Valuation Office Agency Website.

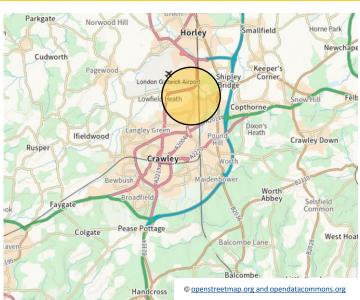
## **Viewings**

Strictly by appointment with White and Sons:

Tom Dadswell - Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk





## **Commercial Sales & Lettings**

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP Tel: 01306 743344

www.whiteandsons.co.uk

DISCLAIMER White & Sons for themselves and for the vendor(s) / landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sole of the property, (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or ilicences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, afficers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisors, in connection with the possible sale or eletting of the property, and property, lower or eletting of the property, and the property or any of white & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property.