



## Origin Two

106 High Street, Crawley, RH10 1BF

### **Prominent Town Centre Office Building in landscaped setting**

**5,144 to 16,122 sq ft**  
(477.89 to 1,497.78 sq m)

- Air conditioning
- Raised access floors
- Suspended ceilings
- LED lighting (ground and first floors)
- Male, female and disabled WCs
- Car parking ratio of 1:224 sq ft
- Carpeted

# Origin Two, 106 High Street, Crawley, RH10 1BF

## Summary

<b>Available Size</b>	5,144 to 16,122 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£8.50 per sq ft Approx figure
<b>Service Charge</b>	£9.24 per sq ft Budget to 31.12.24
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (34)

## Description

Origin Two comprises a detached three storey office building prominently situated within a landscaped setting.

The building provides open plan virtually column free offices benefiting from excellent natural light with windows on all elevations. The ground floor reception area provides access via a staircase and lift to the upper floors, and there are male and female WCs on each floor. The offices have a barrier controlled car park with 72 spaces providing an excellent car parking ratio of 1:224 sq ft.

## Location

Origin Two is conveniently situated on the High Street at the northern end of Crawley town centre, less than half a mile from Crawley Railway Station and providing convenient access to both Gatwick Airport and the M23 motorway connections. London Road is also the prime office location within the town centre, and the building benefits from having the extensive amenities of Crawley Leisure Park within a couple of minutes' walk.

The area is also particularly well served by the Fastway Bus Network with a stop directly outside the building which provides frequent services to Gatwick Airport with a journey time of approximately 13-15 minutes. In addition, Route 100 accessed from The Broadway also provides services to Three Bridges Station. Gatwick Airport is approximately 4 miles to the north and Junction 10 of the M23 is approximately 2 miles. The M23 provides excellent connectivity to the M25 and motorway network.

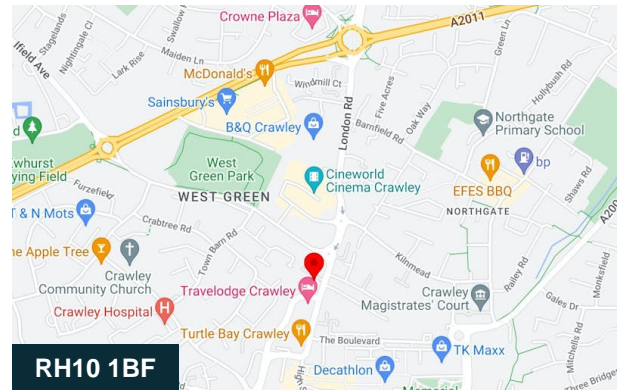
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception	369	34.28	Available
Ground	5,144	477.89	Available
1st	5,372	499.08	Available
2nd	5,237	486.53	Available
<b>Total</b>	<b>16,122</b>	<b>1,497.78</b>	

## Terms

The offices are available on a new lease(s) direct from the Landlord on terms to be agreed.



## Viewing & Further Information



**Tim Hodges**

07818 514403

tim.hodges@altusgroup.com

**Adam Godfrey (SHW)**

01293 441300 | 07889 075 457

**Laura Miles (SHW)**

01293 441339 | 07947 373275