

TO LET

NEW REFURBISHED - RETAIL / E-CLASS OPPORTUNITY 420 - 2,315 SQ FT (40 - 215 SQ M)

Gainsborough House, 26-32 High Street, Crawley, West Sussex, RH10 1BW

# **DESCRIPTION**

Situated at the ground floor of a large prestigious return frontage building in the heart of Crawley town is two new redeveloped E-class units, suitable for a variety of occupiers due to the prominent frontage and large uninterrupted floor plates.

#### **LOCATION**

The premises occupy a prominent position and situated at the principle entrance to Crawley High Street. The property receives high amounts of footfall throughout the day and evening from visitors and local residents alike. Nearby occupiers include Fox and Sons, Crow Coffee, Turkauz, Wild Wood and Sage Vegan Café.

#### **ACCOMMODATION**

UNIT	SQ FT	SQ M
1	430	40
2	915	85
3	970	90
TOTAL	2,315	215

#### **AMENITIES**

- New E-Class units
- Prime position at the entrance of the High Street.
- Nearby occupiers include Fox and Sons, Crow Coffee, Turkauz, Wild Wood and Sage Vegan Café.

# **TERMS**

A new full repairing and insuring lease is available, on terms to be agreed. Rents are between £20,000 - £85,000 per annum exclusive.

# **RATES**

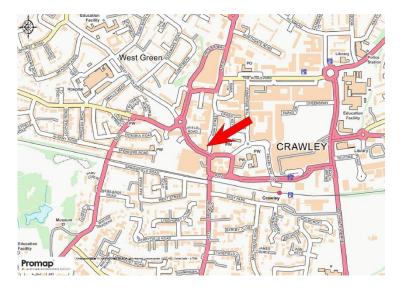
Rates are to be assessed.

#### VAT

The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

# **EPC**

The property has an EPC rating of D.











**VIEWINGS - 01273 876200** 

**Richard Pyne** 

Alexander Denning t: 01273 876 218

t: 01273 876 213

e: adenning@shw.co.uk

e: rpyne@shw.co.uk



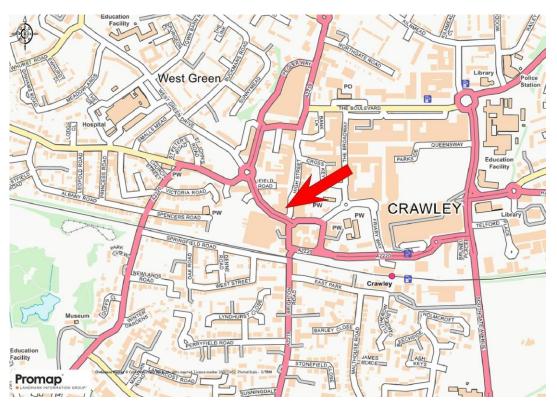
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