



TO LET

OFFICE – 3,481 SQ FT (323.38 SQ M)
Ground Floor, Griffin House, 135 High Street, Crawley, RH10 1DQ

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Rent | £68,054 Per annum Plus VAT

DESCRIPTION

The available office suite comprises self-contained ground-floor accommodation immediately off the main reception area, predominantly open plan. The suite can be made available fully furnished or unfurnished. There is excellent floor-to-ceiling height which creates a good naturally lit office suite. The ground floor also provides manned reception and 2 WCs.

LOCATION

Griffin House occupies a prominent position at the northern end of the High Street immediately opposite the Crawley Leisure Park which has a wealth of amenities including Wagamama, Starbucks, Five Guys and Nuffield Gym. Crawley Station is approximately 10 minutes walk away providing direct access to London Victoria and London Bridge. Easy access to the motorway network via Junction 10 can be found from Griffin House.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	3,481	323.4

RENT

£68,054 per annum.

RATES

We are advised that the rateable value is £41,250.

SERVICE CHARGE

To cover the upkeep of the common areas. Details on request

TENURE

Lease until 7th July 2025 drawn on Full Repairing and Insuring Terms.

AMENITIES

- 9 car parking spaces (1:387)
- Modern ground-floor suite available furnished or unfurnished
- 24/7-access building
- Manned reception area
- Available by way of a lease expiring on 7 July 2025 with no further rent reviews

VAT

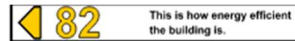
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D 82.



VIEWINGS – SHW: 01293 441300 / JOINT AGENTS GRAVES JENKINS: 01293 401040

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