

TO LET

SELF CONTAINED OFFICES IN UNIQUE GARDEN SETTING

The Stables, Westfield House, Bonnetts Lane, Crawley, RH11 0NY

DESCRIPTION

Well presented, self-contained office building with parking adjacent. The property is approached over a shared gated drive and located in an enviable rural setting with shared gardens, just south of Gatwick Airport.

LOCATION

Westfield House is located at the northern end of Bonnetts Lane immediately to the south of Gatwick Airport.

Junction 9 of the M23 is some 1½ miles away and Crawley town centre approximately 3 miles.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Ground Floor	1,135	105.44
First Floor	232	21.55
First Floor (Limited Use)	49	4.55
TOTAL	1,416	131.54

TENURE

Available on a new lease on terms to be agreed at a rent of £40,000 per annum.

AMENITIES / OPPORTUNITY

- · Open plan with some meeting room space
- 5 allocated parking spaces
- Shared garden

RATEABLE VALUE

The April 2023 rateable value of the property is £12.250.

ESTATE CHARGE

There is an annual Estate Charge currently at £3.00 psf with annual RPI increases

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.













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