

**MAKING  
PROPERTY  
WORK**  
[SHW.CO.UK](http://SHW.CO.UK)

**SHW**



**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          |
| <b>TOTAL</b>              | <b>1,416</b> | <b>131.54</b> |

## 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.

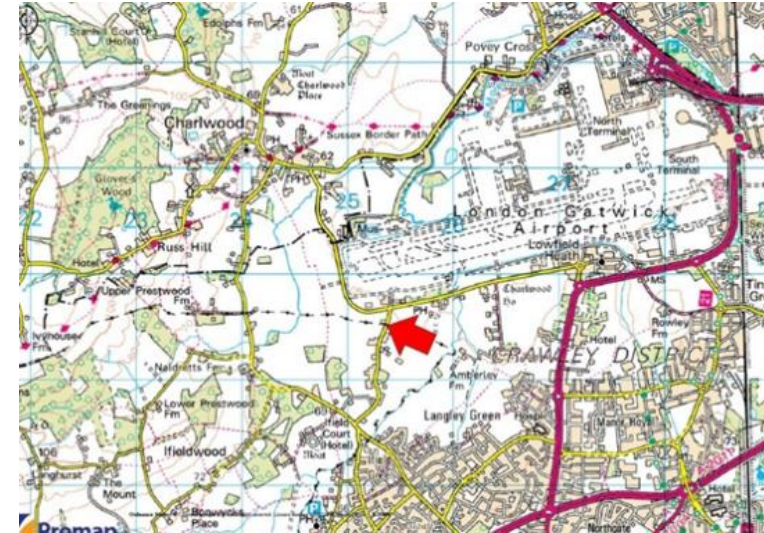
## EPC

The property has an EPC rating of D.

76-100

**D**

90 | **D**



## VIEWINGS – 01293 441300

Riannon Edwards

t: 01293 441 329

e: redwards@shw.co.uk

Adam Godfrey

t: 07889 075 457

e: agodfrey@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**