

TO LET

OFFICE - 5,068 - 15,373 SQ FT (470.8 - 1,428.2 SQ M)
Origin Two, 106 High Street, Crawley, RH10 1BF

#### **DESCRIPTION**

A quality and fitted office suite over 2 floors occupying a prominent position in the heart of Crawley's Town Centre office area.

The suite provides a mixture of open plan offices, a meeting room suite, Client area and Break Out spaces in a building that had extensive Landlord Refurbishment work some 8 years go.

#### **LOCATION**

Occupying a prominent location at the northern end of Crawley High Street, less that 1/2 a mile from the main line rail station. Rail services to London Victoria and London Bridge take approximately 45 mins. Gatwick Airport is approx. 4 miles to the north and J10 of the M23 is 2 miles away. Brighton is 26 miles to the South and the M25(J8) is 12 miles distant

## **ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	5,086	472.5
First Floor	5,219	484.9
Second Floor	5,068	470.8
TOTAL	15,373	1,428.2

### **AMENITIES / OPPORTUNITY**

- Air Conditioning (not Tested)
- · Raised Access Floor
- Car parking at 1:224
- · Currently a Fully Fitted Meeting Room suite and Client Break out area
- · Ladies and Gents W/C
- · Kitchens on both floors

Laura Miles

It is anticipated the landlord will redecorate and remove the existing tenant fit out once the current dilpaidations is settled.

#### **RENT**

On application.

#### **DATA ROOM**

To view the data room Click Here

#### **RATES**

We have been verbally informed by the local authority that the premises have the following rateable values (2023 list):

Ground Floor £84,500
First Floor £89,000
Second Floor £88.000

## VAT

VAT will be charged on the quoting terms.

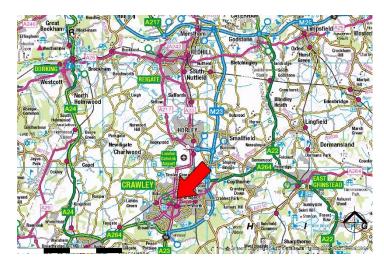
#### LEGAL COSTS

Each party to be responsible for their own legal costs.

## **EPC**

The Building has an EPC rating of B - 34.





# **VIEWINGS - 01293 441300**

**Adam Godfrey t:** 07889 075 457

t: 07947 373 275

e: agodfrey@shw.co.uk

e: lmiles@shw.co.uk

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twitter - @SHWProperty

LinkedIn - SHW Property

Instagram – SHW Property

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**Adam Godfrey** t: 07889 075 457 **Laura Miles** t: 07947 373 275

e: agodfrey@shw.co.uk e: lmiles@shw.co.uk

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