

CRAWLEY

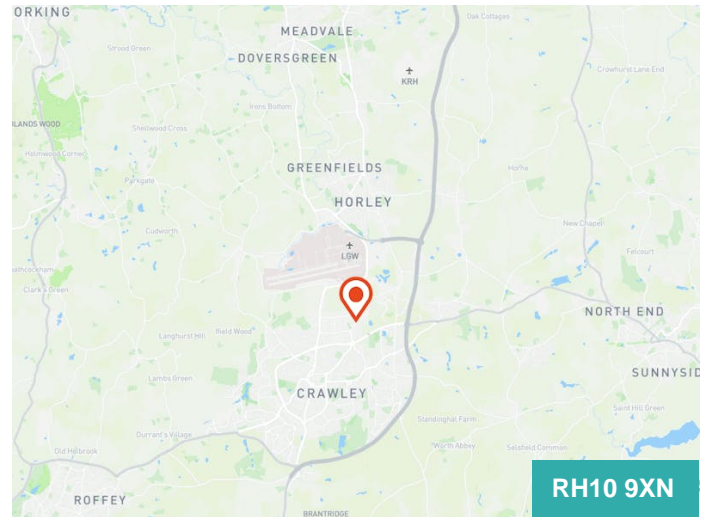
Swift House & Kingfisher
House, Northwood Park,
Gatwick Road, RH10 9XN



OFFICE TO LET

2,107 TO 4,471 SQ FT

- Flexible short or long term lease arrangements
- Low rent - £15.50 psf
- 148 on site car parking spaces with attractive ratio of 1:300 sq ft
- AC, WC's and raised flooring
- Open plan and private offices
- Office use or alternative uses considered (gym, day nursery, children play centre, training, storage, medical, etc...)



Summary

Available Size	2,107 to 4,471 sq ft
Business Rates	N/A
Service Charge	£7 per sq ft
EPC Rating	Upon Enquiry

Description

Ground and first floor offices available on a flexible lease basis. Benefiting from air conditioning, raised flooring, mix of open plan and private offices plus car parking.

Location

Northwood Park is situated in a prominent location on the east side of Gatwick Road on Manor Royal. There are Metrobus stops close by and the offices provide easy access to J10 M23 approximately 1.5 miles. A new Starbucks and McDonalds Drive Thru are proposed to be developed opposite Northwood Park.

Viewings

Strictly by appointment through joint sole agents Vail Williams or Graves Jenkins.

Terms

Flexible lease terms available.

Rent

£15 psf plus service charge.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Swift House	3,114	289.30	Under Offer
1st - Swift House	3,114	289.30	Under Offer
Ground - Kingfisher House (South)	2,107	195.75	Available
1st - Kingfisher House (South)	2,364	219.62	Available
Building - Kingfisher House (North)	2,717	252.42	Under Offer
Total	13,416	1,246.39	

Anti-Money Laundering requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together, with evidence/proof identifying source of funds being relied upon to complete the transaction.

Legal costs

Each party is to pay their own legal costs unless otherwise agreed.



Steve Berrett

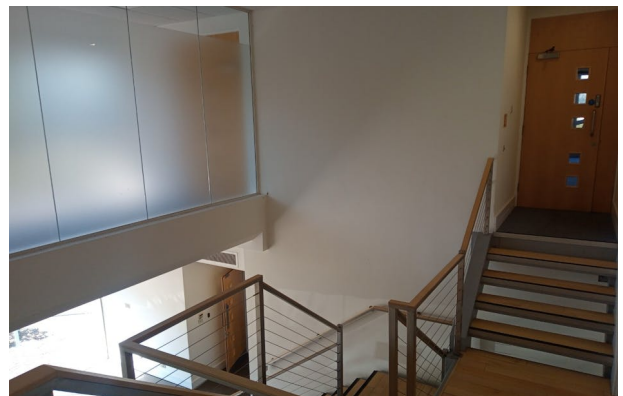
01293 612600

07780 324996

sberrett@vailwilliams.com

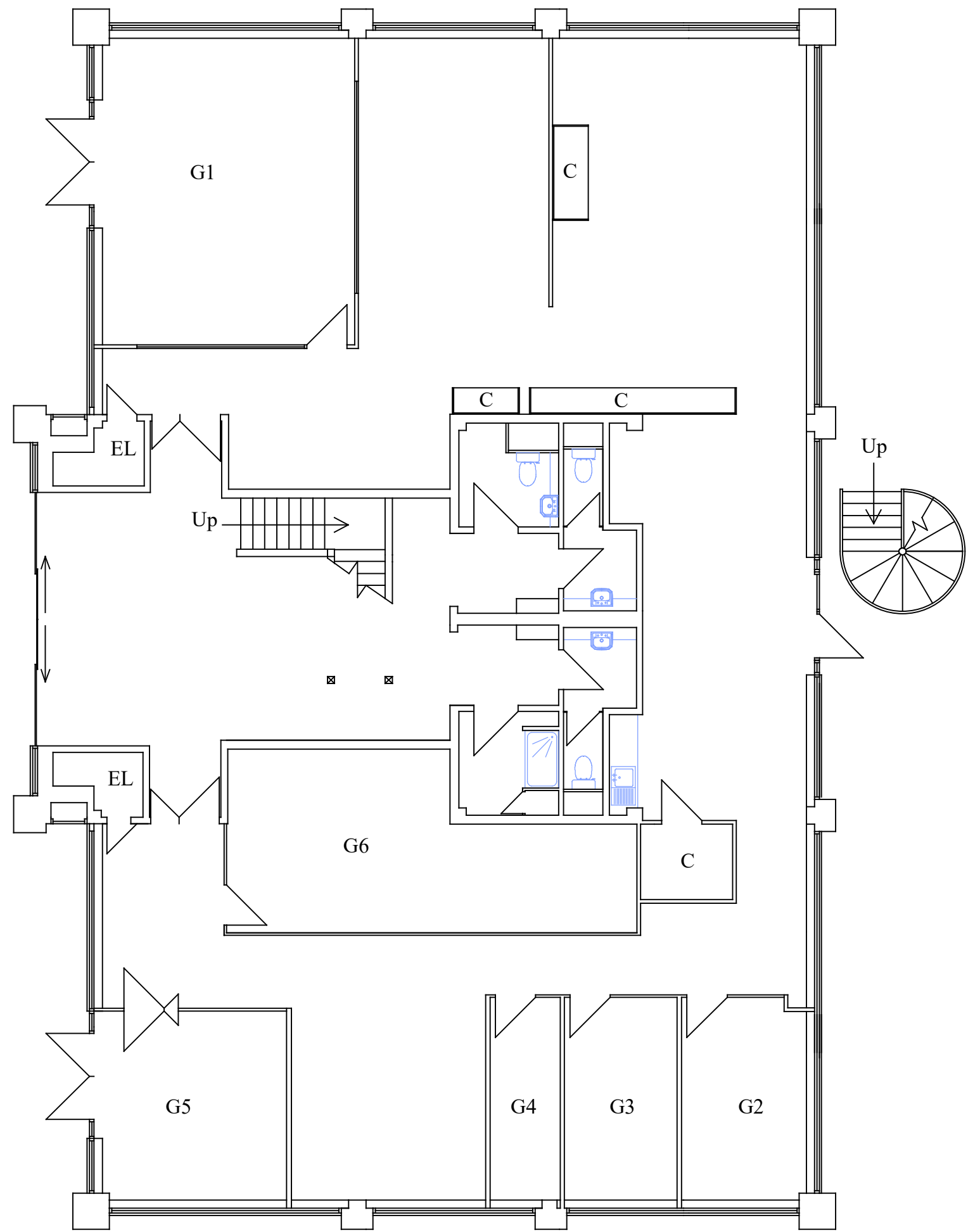
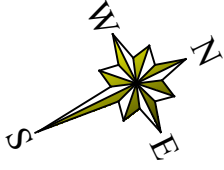
vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 16/08/2023

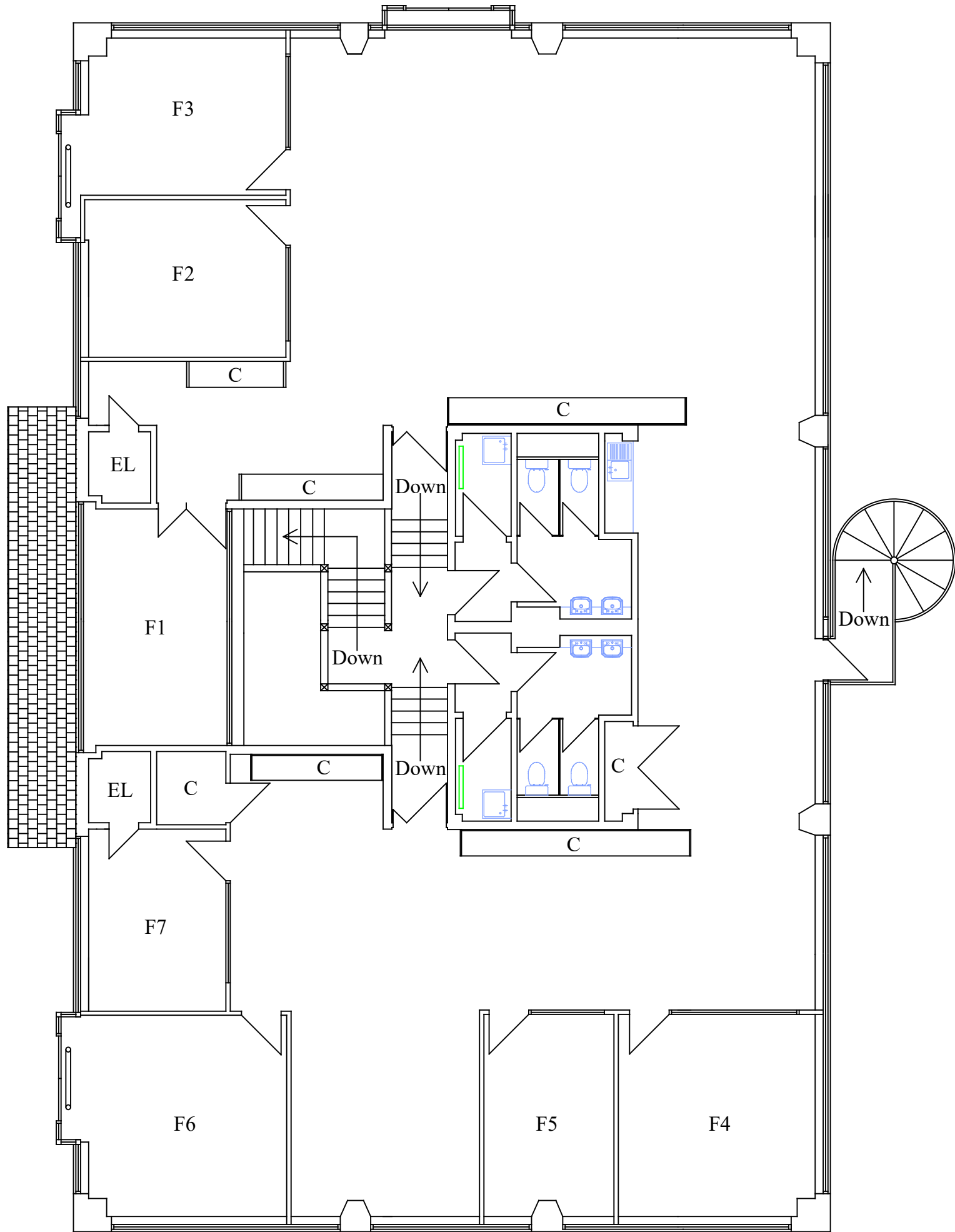




Swift House



GROUND FLOOR



FIRST FLOOR

M H Property Services
 69a, Albert Road, Farnborough, Hants. GU14 6SL
 Tel: - (01252) 673806 or 07881 805 919
 e-mail: - hardingtj@ntlworld.com



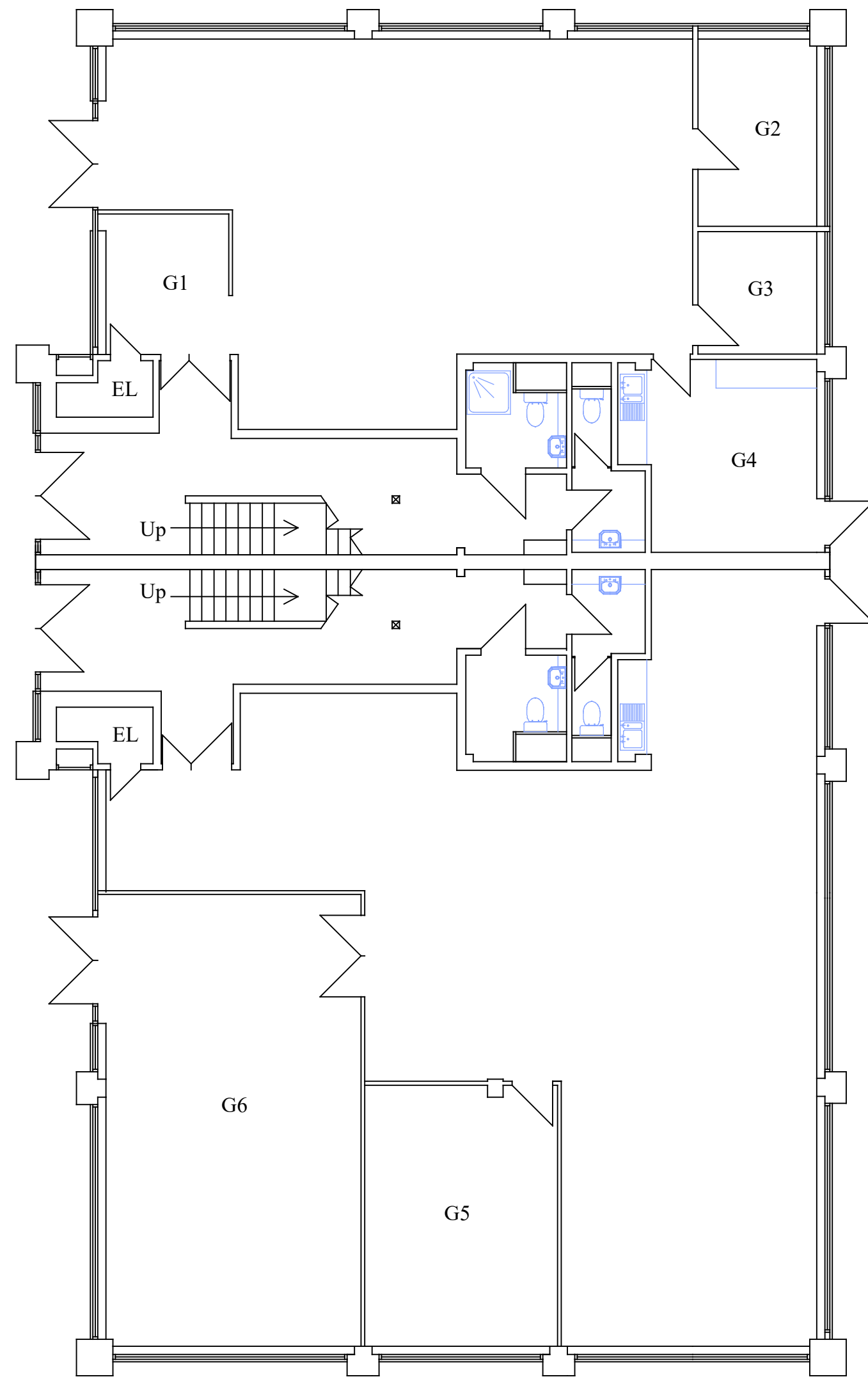
Clients: - Commercial Freeholds & Investments
 Address: - Swift House, Northwood Park, Garwick Road, Crawley RH 10 9XN
 Description: - Floor Layout Plans

Date: - 6th September 2021

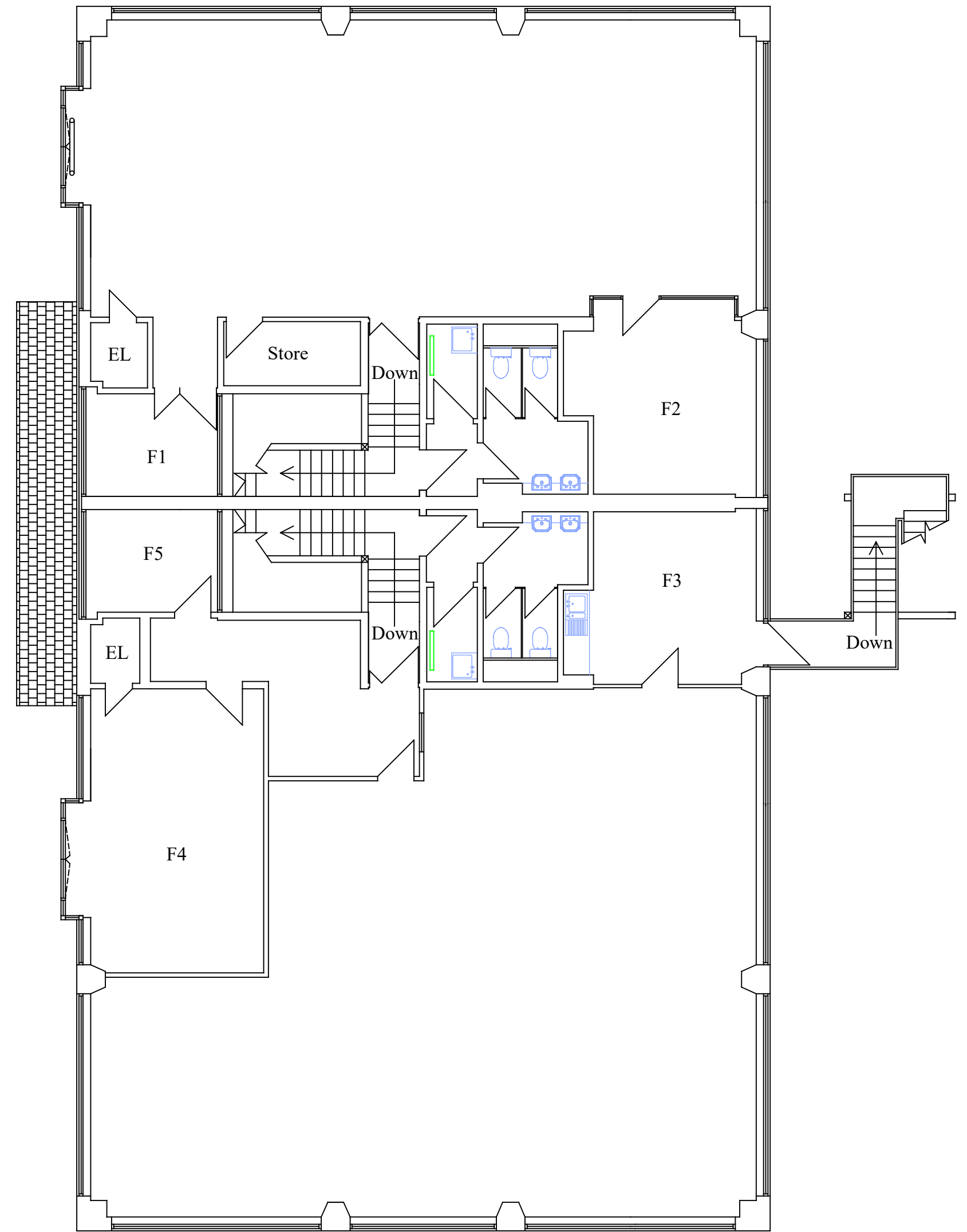
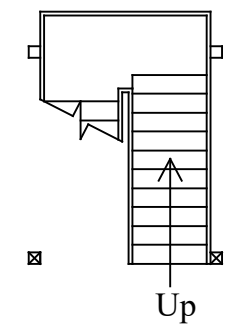
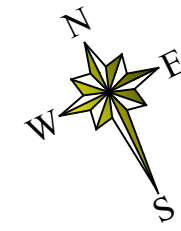
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Kingfisher House

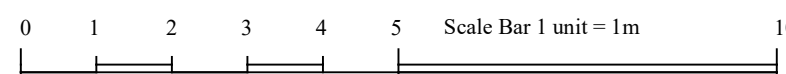


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Clients: - Commercial Freeholds & Investments
 Address: - Swift House, Northwood Park, Garwick Road, Crawley RH 10 9XN
 Description: - Floor Layout Plans

Date: - 7th September 2021

Scale: - 1:100 (A2)

Drawing Ref: - SM/NPC/KH/MHPS/01 A