

CRAWLEY

Sackville House, Northwood
Park, Gatwick Road, RH10
9XN

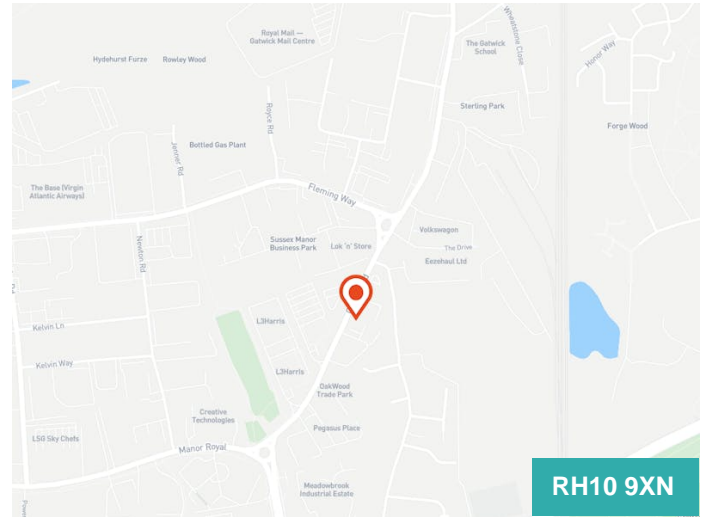


OFFICE TO LET

18,980 SQ FT

- Prominent road side building (opposite proposed drive thru restaurant)
- Flexible short term lease agreements available
- Low rent - £15 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...)

18,980 sq ft Office, which could be split



Summary

Available Size	18,980 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.

N.B. The attached plans show the building without the current exiting internal partitions which can be removed/remain.

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Building	18,980	1,763.30	Available
Total	18,980	1,763.30	

Terms

Flexible lease terms available.

Rent

£15 psf plus service charge.

Legal costs

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

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.



Steve Berrett

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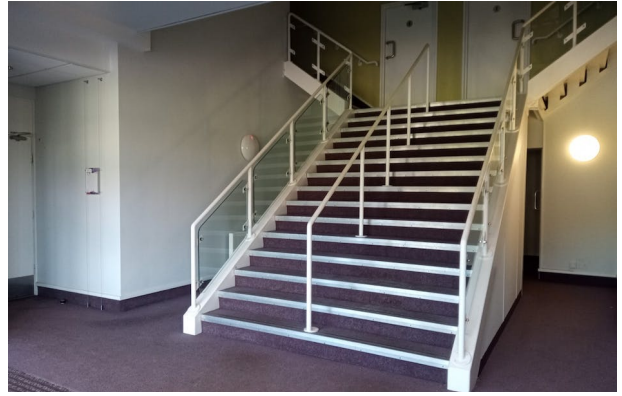
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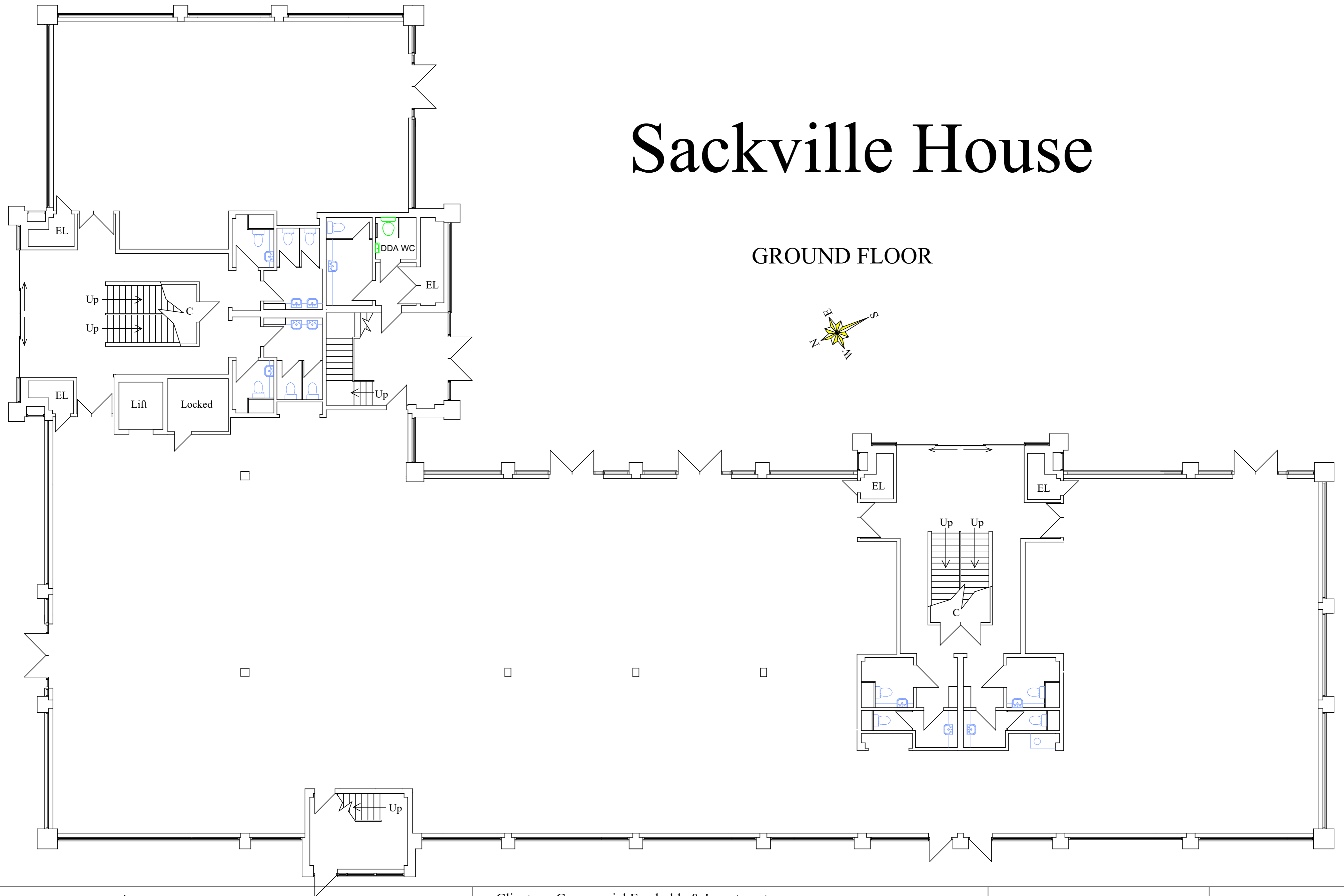
Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or 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



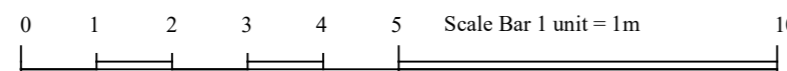


Sackville House

GROUND 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: - Sackville House, Northwood Park, Garwick Road, Crawley RH 10 9XN
Description: - Ground Floor Layout Plans

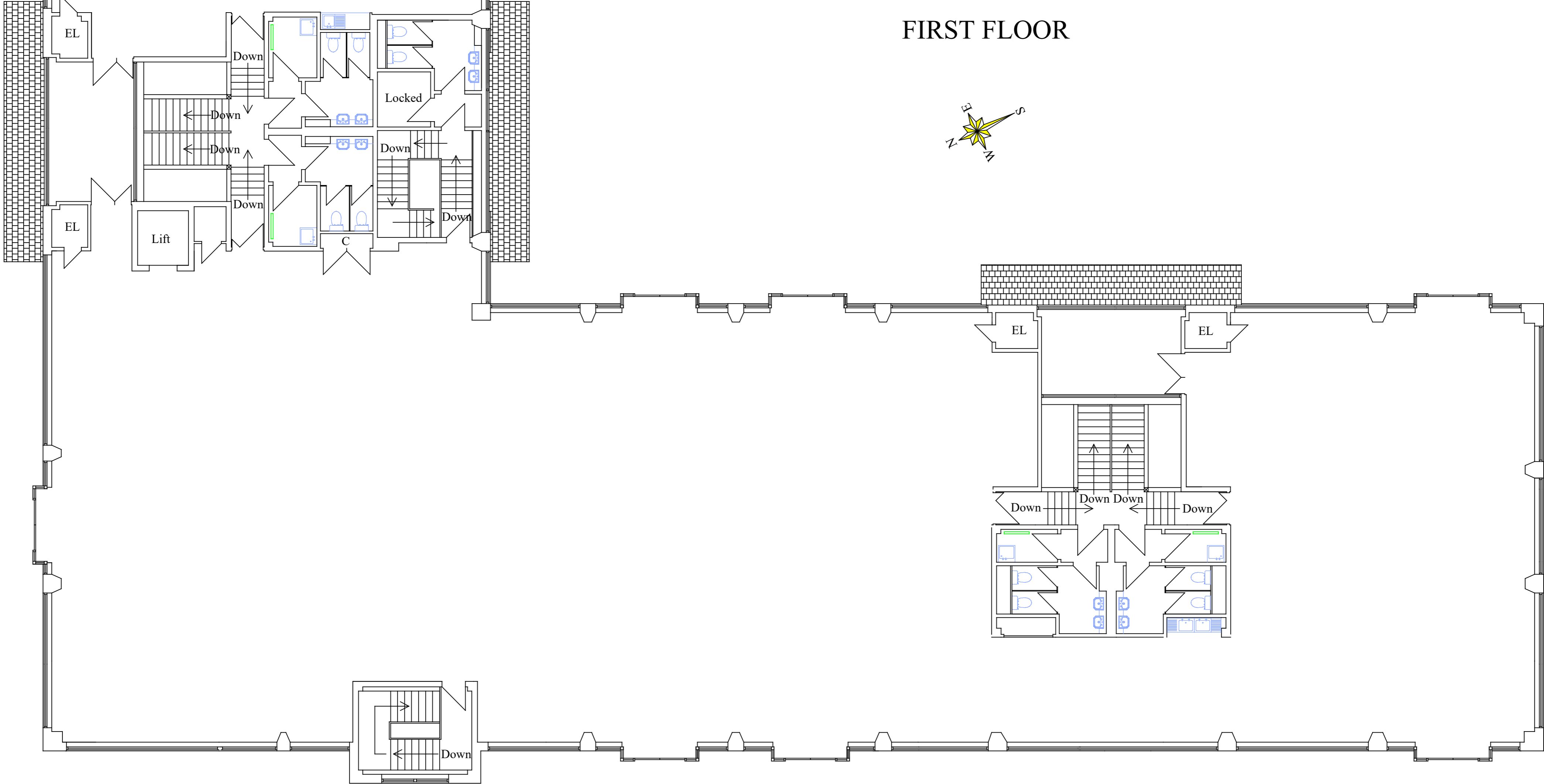
Date: - 10th September 2021

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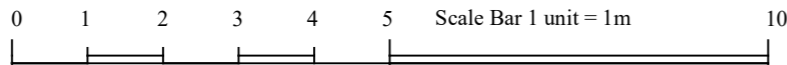
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Sackville House

FIRST FLOOR



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e-mail: - hardingtj@ntlworld.com



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

Date: - 10th September 2021

Scale: - 1:100 (A2)

Drawing Ref: - SM/NPC/SHFF/MHPS/02 B