



**1ST FLOOR PLATINUM HOUSE, SUSSEX MANOR
BUSINESS PARK, CRAWLEY, RH10 9NH**

OFFICE TO LET

1,000 TO 4,000 SQ FT (92.90 TO 371.61 SQ M)



Summary

Prominently located modern 1st floor office with parking. Situated in the heart of the Manor Royal business district

Available Size 1,000 to 4,000 sq ft

Rent £20 - £23 per sq ft

EPC Rating D (86)

- Modern 1st floor purpose built office, recently refurbished
- Centrally located in the heart of Manor Royal
- Triple aspect windows with excellent natural light
- Private south facing outside patio/garden space
- Passenger lift
- 18 allocated parking spaces, at a ratio of approximately 1:254
- Flexible lease terms available



Location



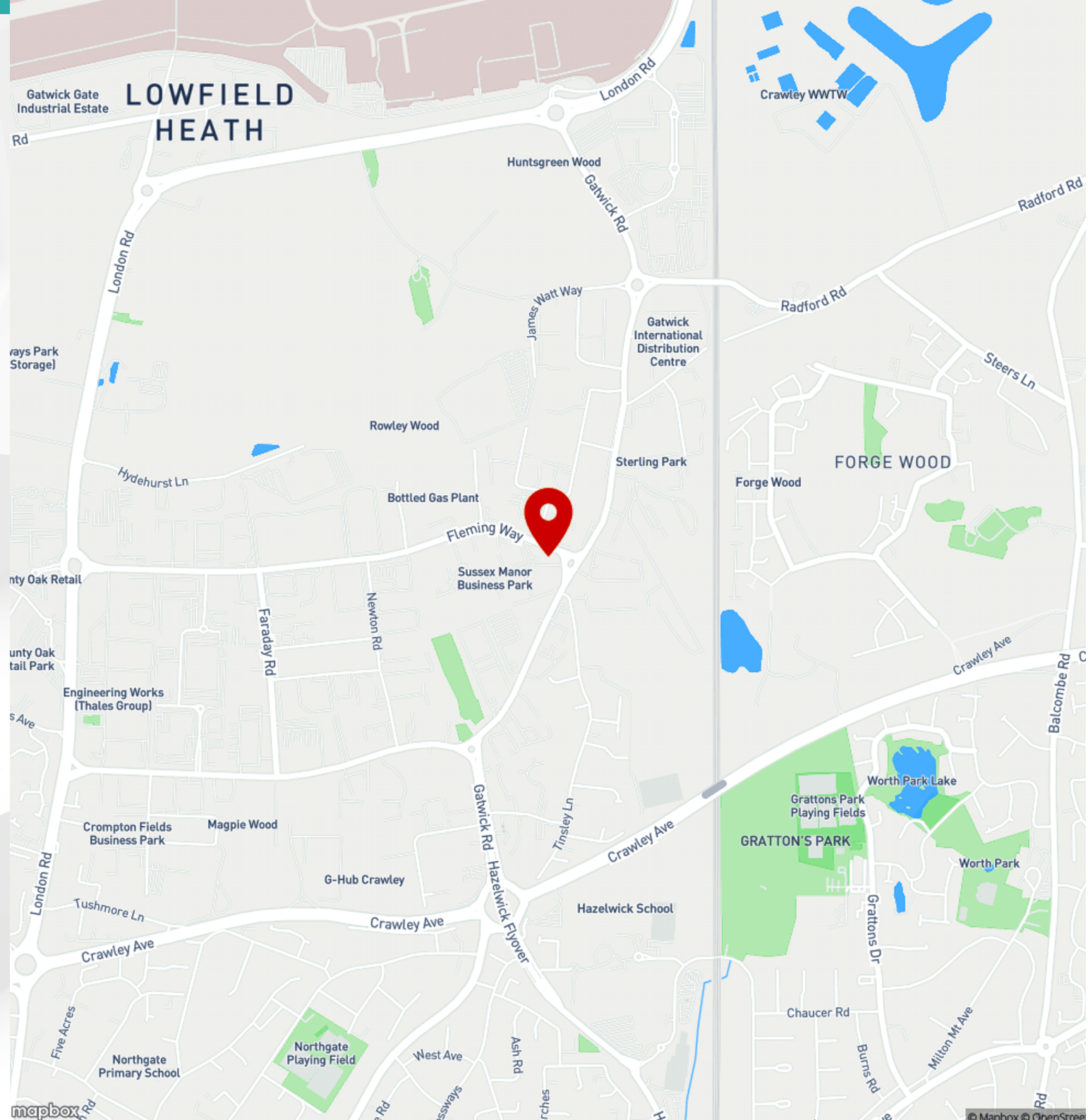
**1st Floor Platinum House Sussex
Manor Business Park, Crawley,
RH10 9NH**

Platinum House is prominently located at a high profile junction of Fleming Way and Gatwick Road. Excellent railway links with services to London and south coast. The M23 is within 5 minutes drive and the M25 within 20 minutes.

Crawley is one of the principle office markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town supply.

The Town is very well positioned for transport, being adjacent to the M23 motorway, which provides fast links north to the M25 motorway and Central London.

Gatwick Airport Railway Station offers services by train to London Victoria in approximately 30 minutes, whilst Crawley Railway Station offers services in approximately 45 minutes to London Victoria.





Further Details

Description

The property comprises a recently refurbished first-floor office accessible via both a common stairwell and passenger lift.

Key benefits include the following:

- Suspended ceiling with a combination of LED panel and fluorescent tube lighting
- Double glazing
- Carpeting throughout
- Separate meeting rooms
- W/C and shower facilities
- A/C throughout
- Gas fired central heating

Viewings

Strictly by appointment only via joint agents Vail Williams and Oldfield Smith

Terms

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed. The landlord will consider dividing the space into smaller suites of 1,000 sq ft or larger to meet individual requirements.

Rents from £20 psf.

VAT

VAT is applicable to all terms quoted.

Planning and Use

We understand the property to benefit from Class E use (formerly B1(a)). Interested parties are advised to verify this with the local planning authority.

Business Rates

The office is currently being re-assessed for Business Rates.

Anti-Money Laundering Requirements

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





Enquiries & Viewings



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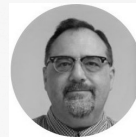
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**Vail
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View on our website