

REDUCED RENT £12 PER SQ FT



**SOUTHPOINT, OLD BRIGHTON ROAD, CRAWLEY,
RH11 0PR**

SECOND FLOOR OFFICE TO LET
5,291 SQ FT (491.55 SQ M)



Summary

SECOND FLOOR OFFICE TO LET 5,291 sq ft

Available Size 5,291 sq ft

EPC Rating C (56)

- Central , established business location
- Immediately adjacent to Gatwick Airport
- Attended reception
- Passenger lifts
- Air conditioning
- Suspended ceilings
- Carpeted floors
- Parking ratio: 1:227 approx (23 car spaces).

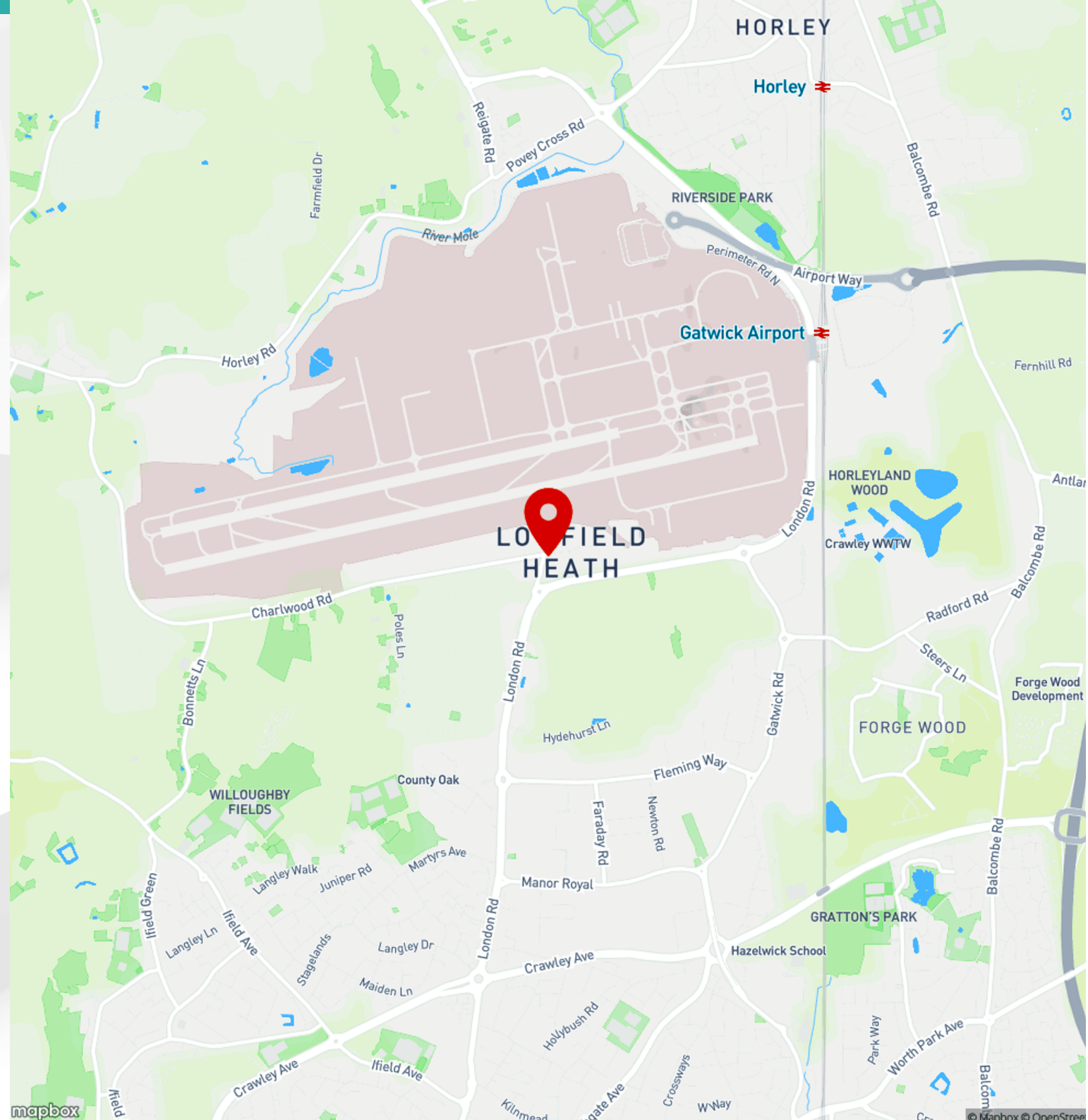


Location



Southpoint, Old Brighton Road, Lowfield Heath, Crawley, RH11 0PR

The subject property is located at Lowfield Heath which is situated at the northern end of the Manor Royal Estate and immediately to the south of the Gatwick Airport perimeter. The property is located within the administrative control of Crawley Borough Council.



Further Details

Description

The property comprises a three-storey office building erected in the 1980s of steel and concrete frame construction. There are brick elevations, a flat roof and externally the property presents well.

Accommodation

The accommodation comprises the following Net Internal Areas (NIA):

Name	sq ft	sq m
2nd - Offices	5,291	491.55
Total	5,291	491.55

The second floor is available as a whole and comes with 23 car parking spaces (ratio 1;227 sq ft).

N.B. the ground and first floor of the building is let as smaller serviced offices, should larger/smaller space be required. Further details upon request.

Terms

Accommodation available by way of new lease on terms to be agreed. A reduced rent of £12 per sq ft exclusive (the above rent is on basis of existing office condition, should occupiers require certain landlord works to be done then such costs will be rentalised).

VAT

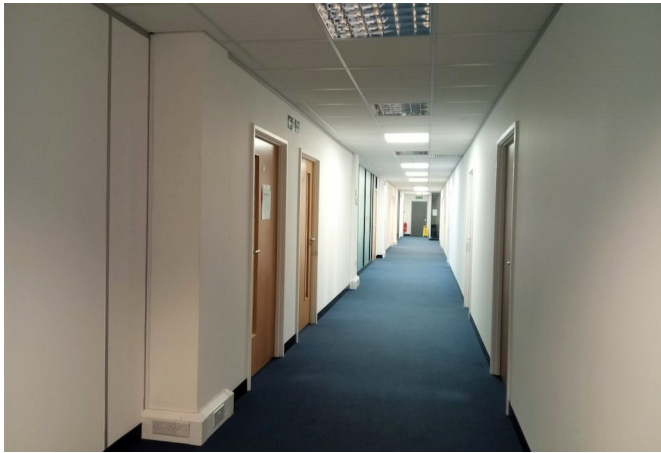
The property is elected for VAT and therefore payable on terms quoted.

Viewings

Viewings strictly via sole joint agents Vail Williams LLP or Graves Jenkins

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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