



## 7-8 THE COURTYARD, CRAWLEY, RH10 6AG

OFFICE TO LET

1,080 SQ FT (100.34 SQ M)



# Summary

Opportunity to Lease Superbly  
Located Self Contained Office with  
parking

Available Size 1,080 sq ft

Rateable Value £12,500  
(1 April 2023 to  
present)

EPC Rating C (72)

- Town Centre Location
- Close to station
- Self-Contained Office
- Arranged over two floors
- 5 Parking Spaces
- Central Heating
- Lease Assignment Opportunity
- Double Glazed Windows
- Suit wellbeing/therapy rooms/independent business use



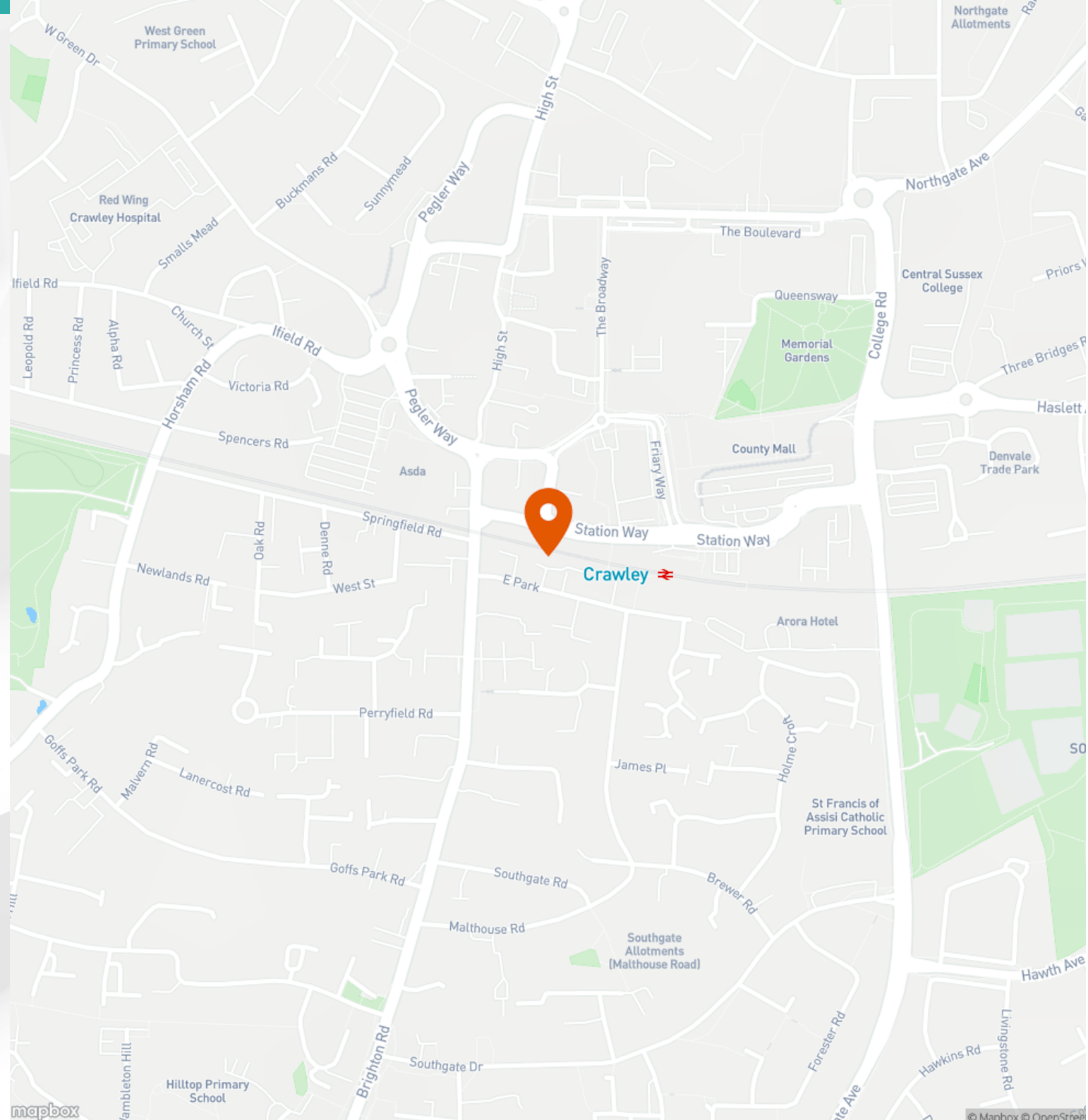
# Location



**7-8 The Courtyard, East Park,  
Crawley, RH10 6AG**

The property is located in East Park, a development adjacent to Crawley Railway Station and less than half a mile away from Crawley Town Centre.

Access to the office estate is via a residential road just off of the A2219, Gatwick Airport is approximately 6 miles away.





# Further Details

## Description

The Courtyard is a development of two storey, self-contained office buildings which are arranged around a central courtyard with parking areas. Unit 7-8 is located at end of a terrace. The premises suit office use, wellbeing/therapy rooms etc.

## Accommodation

The accommodation comprises the following areas NIA:

| Name         | sq ft           | sq m          |
|--------------|-----------------|---------------|
| Ground       | 557.58          | 51.80         |
| 1st          | 523.14          | 48.60         |
| <b>Total</b> | <b>1,080.72</b> | <b>100.40</b> |

## Tenure

Current rent of £18,000 Per Annum Exclusive.

## Business Rates

Rateable Value (1 April 2023 to present): £12,500

Should you require further information on Business Rates, please contact our in house rating surveyor Derek Moore (dmoore@vailwilliams.com).

## VAT

VAT may be payable on the terms quoted.

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Enquiries & Viewings

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