

CRAWLEY



Unit 6, Maidenbower
Business Park, RH10 7NN



SUITABLE FOR ALTERNATIVE USES

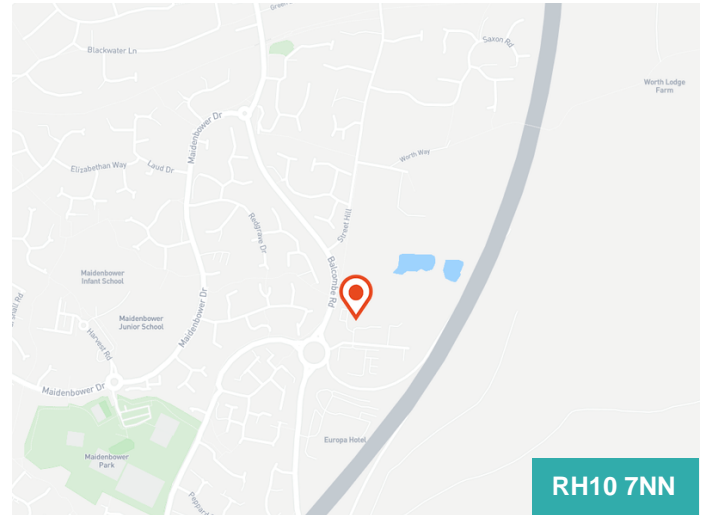
OFFICE / LEISURE / HEALTHCARE TO LET

1,520 SQ FT

- Flexible lease terms - offers invited
- 5x allocated parking spaces
- Air-conditioned ground floor office unit
- Direct access to M23
- Modern business park
- Suitable for alternative use i.e studio, clinic, gym, distribution

QUALITY COMMERCIAL ACCOMMODATION IN MODERN BUSINESS
PARK

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Summary

Available Size	1,520 sq ft
Rent	Rent on Application
Rates Payable	£9,344 per annum Full rate relief possible depending on use of property.
Rateable Value	£18,250
Service Charge	£4.56 per sq ft
EPC Rating	B (45)

Description

Ground floor suite in a prominent and modern commercial unit with five allocated parking spaces.

The internal fit out includes data cabling, temperature control AC system, suspended ceilings, raised floors, kitchen facilities, WCs, motion sensor lighting, security alarm, fibre optic broadband and CCTV. The premises are DDA compliant.

Location

30 miles south of London, Crawley is one of the South East's major commercial centres and is situated directly adjacent to London Gatwick International Airport on the London-Brighton mainline and the M23.

Maidenbower Business Park is a secure, well-maintained estate with good quality occupiers.

Distance from:

J10a of M23 - 200 metres

J10 of M23 - 2 miles

Three Bridges mainline railway station - 1.5 miles

Crawley town centre - 2.5 miles

Accommodation

Name	Sq ft	Sq m	Availability
Ground	1,520	141.21	Available
Total	1,520	141.21	

Viewings

Via appointment with sole agent Vail Williams LLP.

Terms

The ground floor is available to let on a new full repairing and insuring lease.

Flexible terms will be considered - offers invited.

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.



Tom Neal
07823 790581
tneal@vailwilliams.com



Steve Berrett
01293 612600
07780 324996
sberrett@vailwilliams.com

vailwilliams.com

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