

SHW

MAKING PROPERTY WORK

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TO LET

OFFICE – 798 SQ FT (74.13 SQ M)

First Floor 54 The Boulevard, Crawley, West Sussex, RH10 1XH

DESCRIPTION
The first floor is a well presented office with an open plan layout located above the Nationwide Building Society.

The office is a bright town centre office accessed via a separate staircase leading to both first and second floor offices.

LOCATION
Crawley mainline rail station is less than half a mile away, the M23 (J10) is approximately 2.5 miles providing access to the M25 (J7); and Gatwick Airport is about 4 miles to the north.

The Boulevard is located close to the main shopping arcade of Crawley town centre

ACCOMMODATION (GIA)

	SQ FT	SQ M
First Floor	798	74.13
TOTAL	**798**	**74.13**

AMENITIES
- The first floor is a well presented office with an open plan layout located above the Nationwide Building Society.
- The office is a bright town centre office accessed via a separate staircase leading to both first and second floor offices.
- WC accommodation.
- The Boulevard is located close to the main shopping arcade of Crawley town centre.
- Crawley mainline rail station is less than half a mile away, the M23 (J10) is approximately 2.5 miles providing access to the M25 (J7); and Gatwick Airport is about 4 miles to the north.
- We have been verbally informed by the local authority that the premises have a rateable value of £5,700.
- VAT will be chargeable on the terms quoted.
- Each party is to be responsible for their own legal fees.

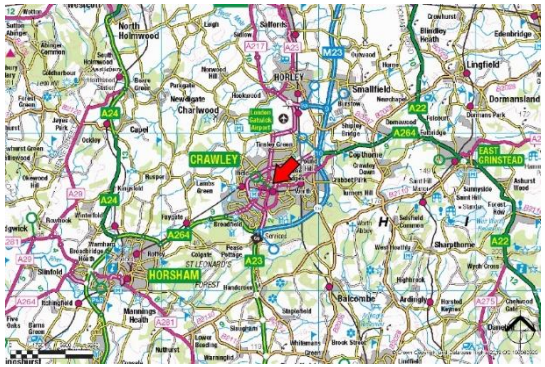
RENT
£10,000 PAX

RATES
We have been verbally informed by the local authority that the premises have a rateable value of £5,700.

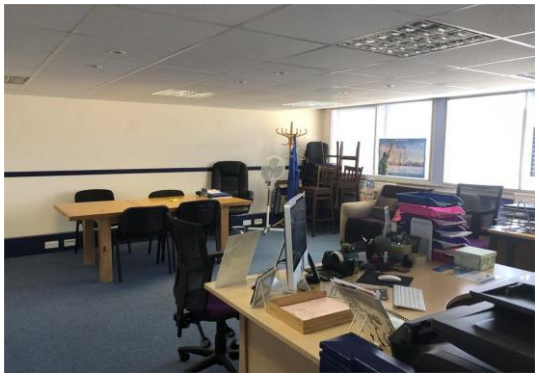
VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of C.







VIEWINGS – 01293 441300

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