



TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

OFFICE SUITABLE FOR ALTERNATIVE USES
35b High Street, Crawley, West Sussex, RH10 1HS

SHW

Rent | On Application

DESCRIPTION

St Johns House is a modern four storey office building benefitting from a prominent frontage on the corner of the High Street and Haslett Avenue.

35b has been fitted out for office accommodation but is also suitable for other uses as emphasised in paragraph headed "Use". 35b is an open plan space with wc and kitchenette facilities.

LOCATION

The accommodation is located in Crawley town centre at the top of the High Street and along Haslett Avenue.

Crawley Rail and Bus Station is approximately 5 minutes walk away providing direct services to London Victoria and London Bridge. The Fastway bus stop is within a 1 minute walk.

Junction 10 of the M23 is approximately 5 minute's drive away with Junction 8 of the M25 approximately 15 minutes' drive north.

ACCOMMODATION (GIA)

	SQ FT	SQ M
35B	1,507	140

RENT

On Application.

TERMS

Available on a new lease on terms to be agreed.

AMENITIES

- Prominent location
- Air conditioning
- Potential parking available within the town centre on an annual lease
- Close walking distance to Crawley rail and bus stations.
- WC and kitchenette
- Raised floor
- Exposed services
- LED lighting with metal ceiling tiles

RATES

To be assessed

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be chargeable on the terms quoted

USE

35b has A1, A2, A3, A4 and B1 use. Potential for D1 use subject to planning.

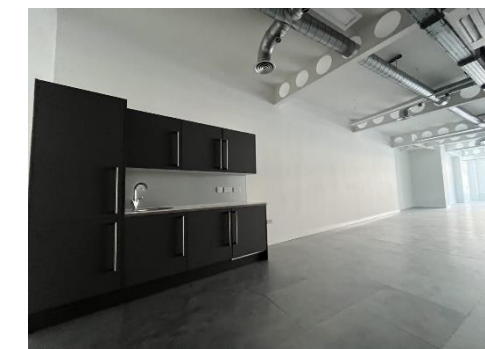
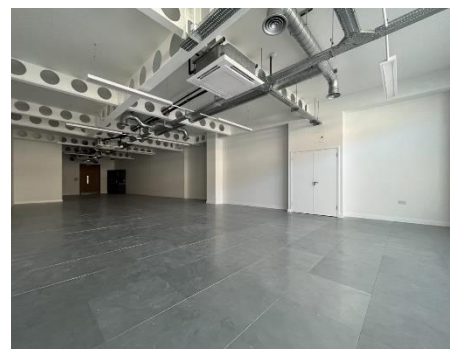
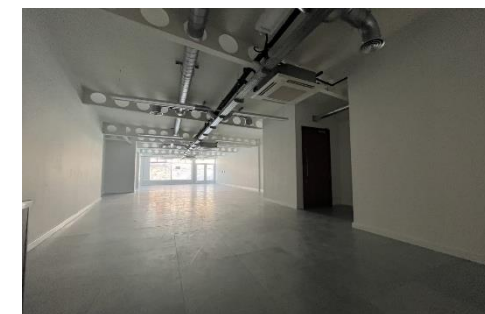
EPC

35b

51-75

C

69 | c



VIEWINGS – 01293 441300

Laura Thomson t: 07947 373 275 | e: lthomson@shw.co.uk

Adam Godfrey t: 07867 232 653 | e: agodfrey@shw.co.uk

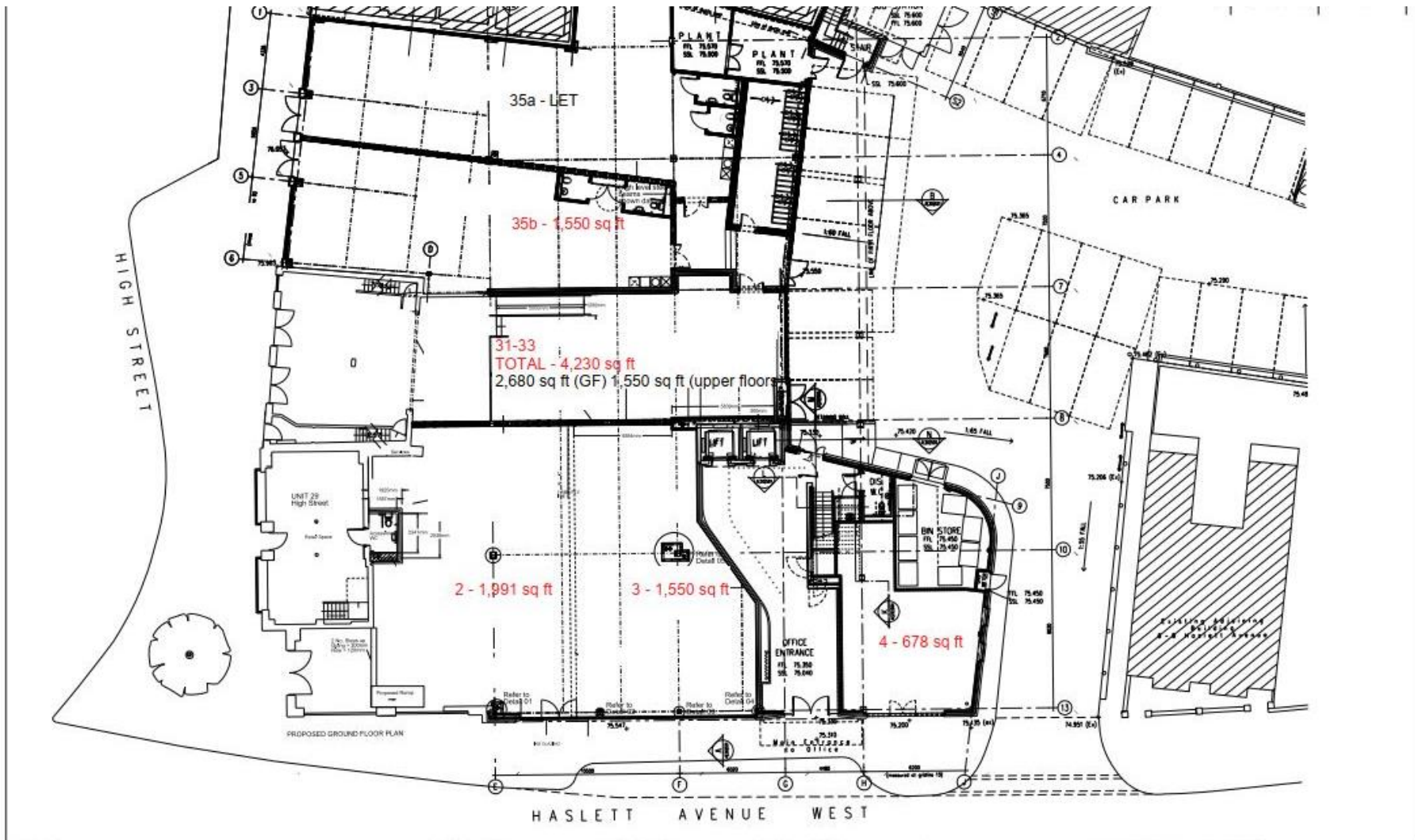


SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK



VIEWINGS – 01293 441300

Laura Thomson t: 07947 373 275 | e: lthomson@shw.co.uk

Adam Godfrey t: 07867 232 653 | e: agodfrey@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017632 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316