



TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

OFFICE SUITABLE FOR ALTERNATIVE USES
31-33 High Street, Crawley, West Sussex, RH10 1HS

SHW

Rent | £95,000 PAX Plus VAT

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.

31-33 High Street has an office / shop front at ground floor and offices on the first and second floor.

LOCATION

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

Crawley Rail 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 minutes' drive away with Junction 8 of the M25 approximately 15 minutes' drive north.

ACCOMMODATION (GIA)

	SQ FT	SQ M
31-33 Ground Floor	2,680	248.97
31-33 Upper Floor Offices	1,550	143.99
TOTAL	4,230	392.96

RENT

£95,000pax

VIDEO TOUR

[31 33 HIGH STREET, CRAWLEY VIDEO - YOUTUBE](#)

TERMS

Available on a new lease on terms to be agreed.

AMENITIES

- Fully refurbished
- Air conditioning at ground floor level
- New WC and kitchenette facilities to be installed
- New shower to be installed
- Prominent location
- Potential parking available within the town centre on an annual lease
- Close walking distance to Crawley rail and bus stations.
- Raised floor
- LED lighting with suspended metal ceiling tiles at ground floor

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

Units 31-33, A1, A2, A3, A4 and B1 use. Potential for D1 use subject to planning.

EPC

B-50



VIEWINGS – 01293 441300

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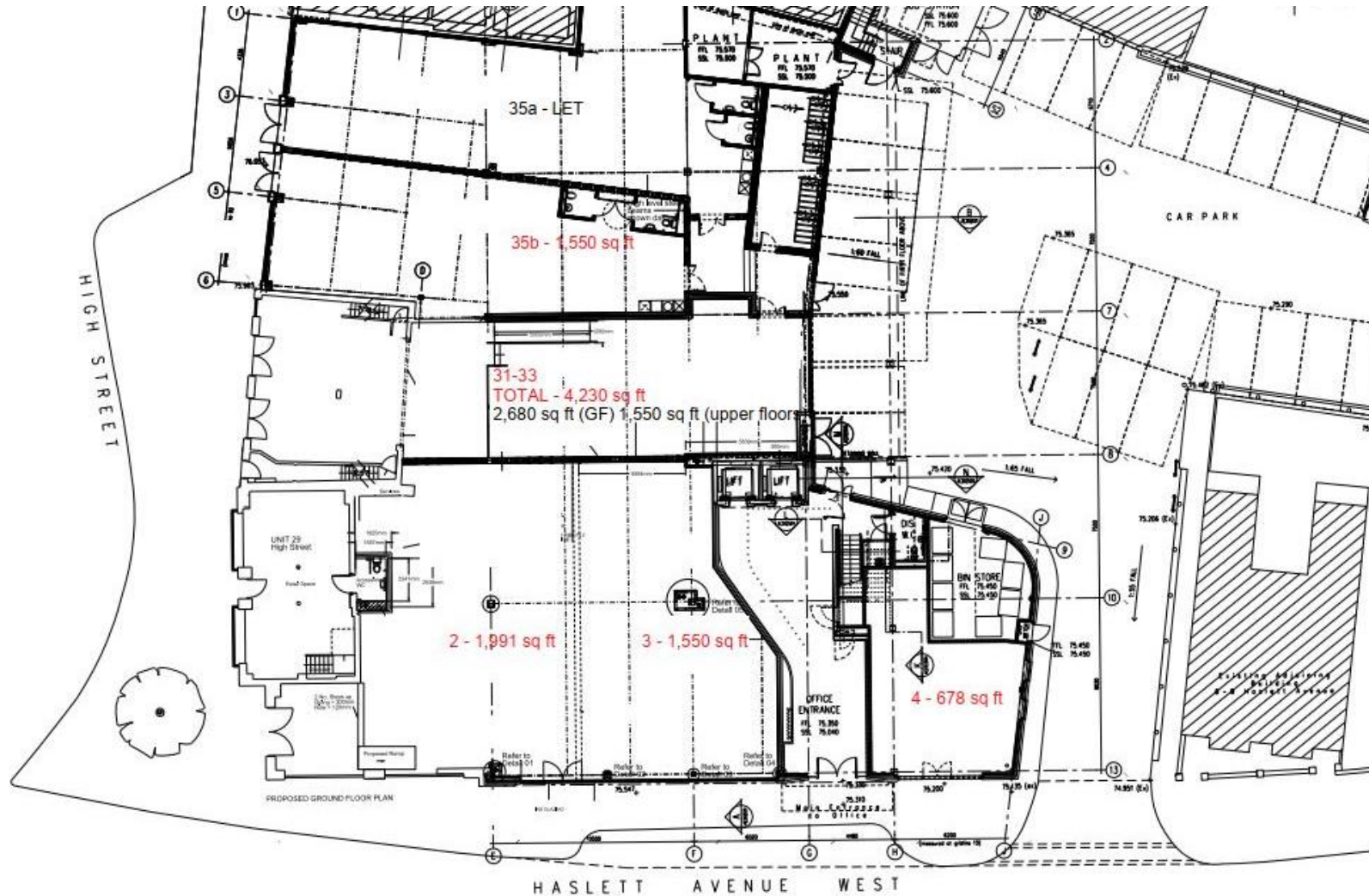


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