



TO LET

OFFICE – 2,025 - 9,650 SQ FT (188.12 - 896.48 SQ M)

Fully Fitted Offices In Rural Location, Wallage Lane, Rowfant, Crawley, West Sussex, RH10 4NF

SHW

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Rent | £12.50 psf

DESCRIPTION

Fully fitted offices in rural location with extensive car parking.

LOCATION

The offices are located in a rural location to the south of Wallage Lane, approximately 0.3 miles east of the junction with Turners Hill Road. Crawley Town Centre is approximately 3.5 miles to the west. Junction 10 of the M23 is 3.5 miles to the north, providing Motorway access to Gatwick Airport and the M25 and south via the M23/A23 to Mid Sussex and the coast.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor West	2,025	188.12
Ground Floor East	2,280	211.81
First Floor West	1,870	173.72
First Floor East	3,475	322.83
TOTAL	9,650	896.48

AMENITIES

- Air Conditioning (part)
- Suspended ceilings
- Carpeted
- Kitchen facility
- EV Charging Points
- Secure site with barrier access
- Double glazed
- Inset lighting
- Window blinds
- Board room
- Male, female and disabled WCs
- Office furniture available

RENT

£12.50 per sq ft.

RATES

Not yet separately assessed. NB Some tenants may be eligible for Small Business Rates Relief. Contact Mid Sussex District Council for further details: 01444 477564: reveue@midsussex.gov.uk

TENURE

New leases are available on terms to be agreed outside the Security of Tenure provisions of the Landlord and Tenant legislation.

Smaller suites are available on an inclusive license.

VAT

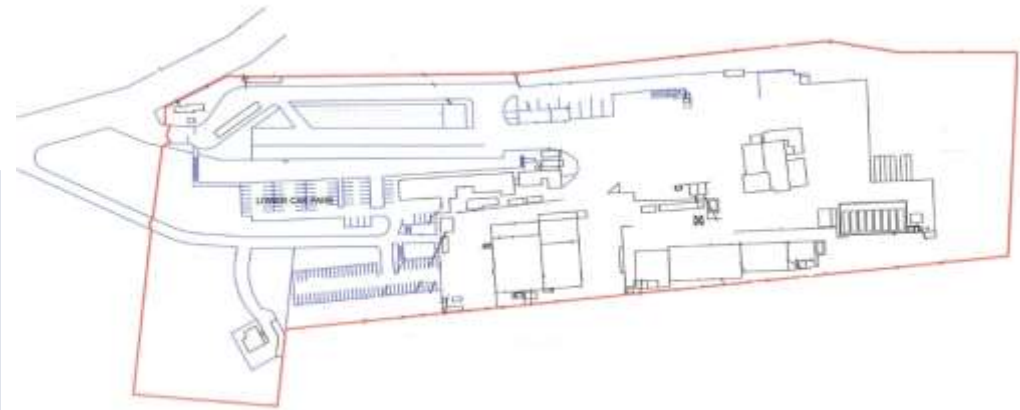
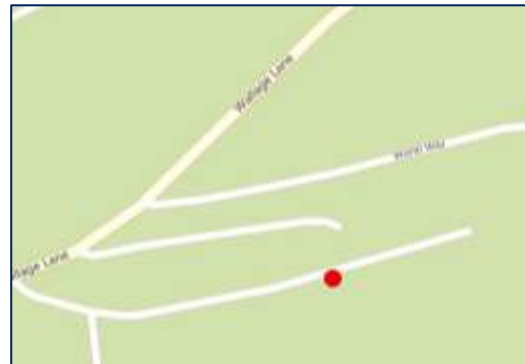
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



VIEWINGS – 01293 441300

Laura Miles t: 01293 441339 | e: lmiles@shw.co.uk
James Griffiths t: 01293 441321 | e: jgriffiths@shw.co.uk

KBA: 01293 422202



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COLAS ROWFANT MAIN OFFICE LAYOUT



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCALE 1:200



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