



**TO LET**

**OFFICE SUITABLE FOR ALTERNATIVE USES- 678 SQ FT (62.99 SQ M)**  
Unit 4 Haslett Avenue, Crawley, West Sussex, RH10 1HS

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## Rent | £25.00 Per sq ft 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.

Unit 4 has been fitted out for office accommodation but is also suitable for other uses as emphasised in paragraph headed "Use". Unit 4 consists of open plan office accommodation with WC and kitchenette facilities with a short walk from Crawley Railway Station and Bus Station.

### 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  |
|--------|-------|-------|
| Unit 4 | 678   | 62.99 |

### RENT

£25.00 Per sq ft

### TERMS

Available on a new lease on terms to be agreed.

### AMENITIES

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

### RATES

Rateable Value: £10,750 (2017)

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VAT

VAT will be chargeable on the terms quoted.

### USE

B1a, A1, A2, A3 and A4 use. Potential for D1 use subject to planning.

### EPC

26-50 **B**



VIEWINGS – 01293 441300

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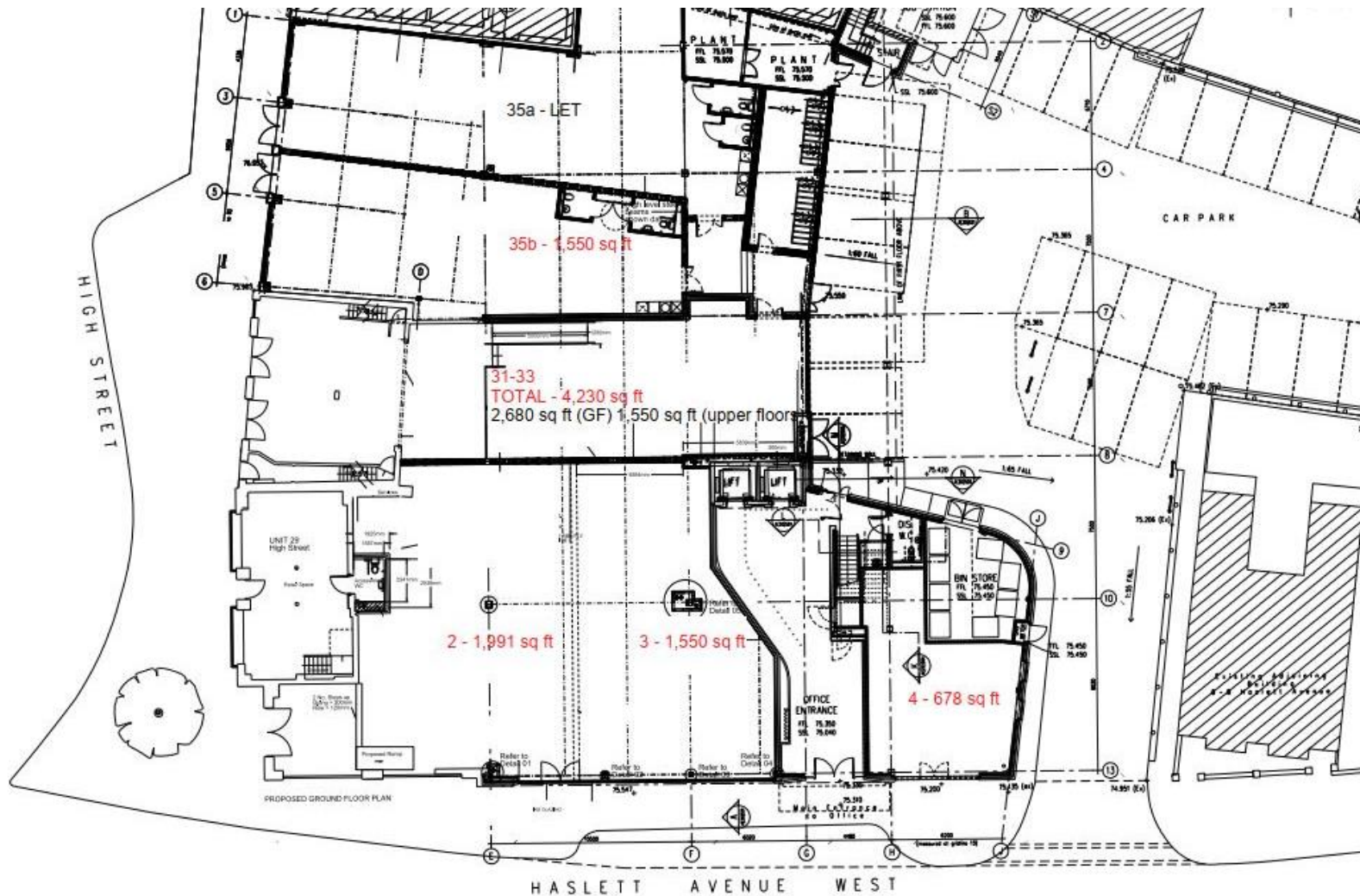


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