



james ashley
commercial
property consultants

235 Three Bridges Road | **Three Bridges** | **Crawley** | RH10 1LS
OFFICES WITH PARKING TO LET

- first and second floors
- 270 m² (2,910 ft²) approx.
- 'e' use class
- rent: £44,000 per annum
- new lease available
- 3-4 parking spaces
- available as a whole or on a floor by floor basis

DESCRIPTION

Self contained offices set over first and second floors within a detached three storey building, with undercroft parking for approximately 3-4 cars and benefitting from double glazing, suspended ceilings, air conditioning and gas fired central heating.

The upper parts have a separate side access, leading onto the first floor, which is divided into 3 offices, a meeting room, 2 kitchens, a store room, with male and female WC's. The second floor is divided into 3 offices, kitchen, with male and female WC's

LOCATION

Situated in a prominent position on Three Bridges Road, just off Haslett Avenue East (A2220), between New Street and Hazlewick Avenue, in Three Bridges (Crawley). Neighbouring occupiers include; Premier Express, William Hill, Pizza Hut Delivery, Iceland, Greggs and Aldi, as well as other independent and local traders.

Three Bridges mainline railway station is within 5 minutes walk, providing services to Gatwick, London Victoria, Bedford, Brighton, Peterborough, Southampton, Bognor Regis, Littlehampton, Horsham and Cambridge. There are also buses serving the area, located on Haslett Avenue East.

ACCOMODATION

First Floor	149 m ²	1,600 ft ²	N.I.A.
Second Floor	122 m ²	1,310 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value is £16,750 for the first floor and £9,100 for the second floor.

Contact Crawley Borough Council on 01293 438616 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

