



**TO LET**

**OFFICE – 1,706 SQ FT (158.49 SQ M)**  
4th Floor Griffin House, 135 High Street, Crawley, RH10 1DQ

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### Rent – £23.00 psf

#### DESCRIPTION

The fully refurbished fourth floor West Suite is available. The last remaining suite at Griffin House has just undergone a full refurbishment and is available for immediate occupation. The three month transformation has included installation of new underfloor power, a new fully raised access floor, new carpets, complete redecoration and PIR sensor LED lighting throughout. Each air conditioning unit can be individual controlled from within the tenant's demise. This top floor suite is light open-plan and has far reaching views.

Access to Griffin House is through the impressive glass atrium which leads into the ground floor reception area. There are two modern lifts up to the fourth floor where the lobby, male/female and disabled toilets have been redecorated. Key fob access control provides entry to the suite.

The fourth floor is currently being split. To complete in November 2019.

#### PROMINENT LOCATION

Prominently located to the northern end of Crawley High Street, just ¼ of a mile from the A23. The numerous town centre facilities are within walking distance of the building as is the well established Crawley Leisure Park which is opposite the building. Crawley mainline railway station is also within a 10 minute walk.

Crawley Rail Stations provides direct services to London Victoria (from 47 minutes) and London Bridge (from 52 minutes).

#### ACCOMMODATION (IPMS 3)

Available on a new FRI lease for a term to be agreed

	SQ FT	SQ M
West Suite 4 <sup>th</sup> Floor	1,706	158.49

#### AMENITIES

- New fully raised access floor with new bus-bar power
- New carpeting
- New LED lighting on PIR sensors
- Air conditioning (tested)
- 24 Hr on-site security
- Male, female and disabled toilets on each floor
- Generous parking allocation of 1:315 sq ft

#### RENT

£23.00psf exclusive

#### SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

#### RATES

To be re-assessed. Currently as part of a larger assessment.

#### VAT

VAT will be charged on the quoting terms.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### EPC

The property has an EPC rating of D – 82.



#### VIEWINGS – 01293 441300

Laura Miles t: 01293 441339 | e: [lmiles@shw.co.uk](mailto:lmiles@shw.co.uk)  
 Harry Speed t: 01293 441303 | e: [hspeed@shw.co.uk](mailto:hspeed@shw.co.uk)

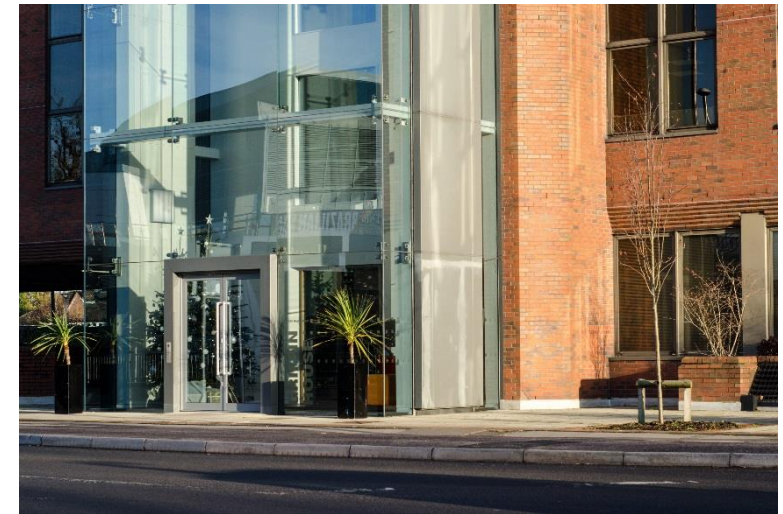


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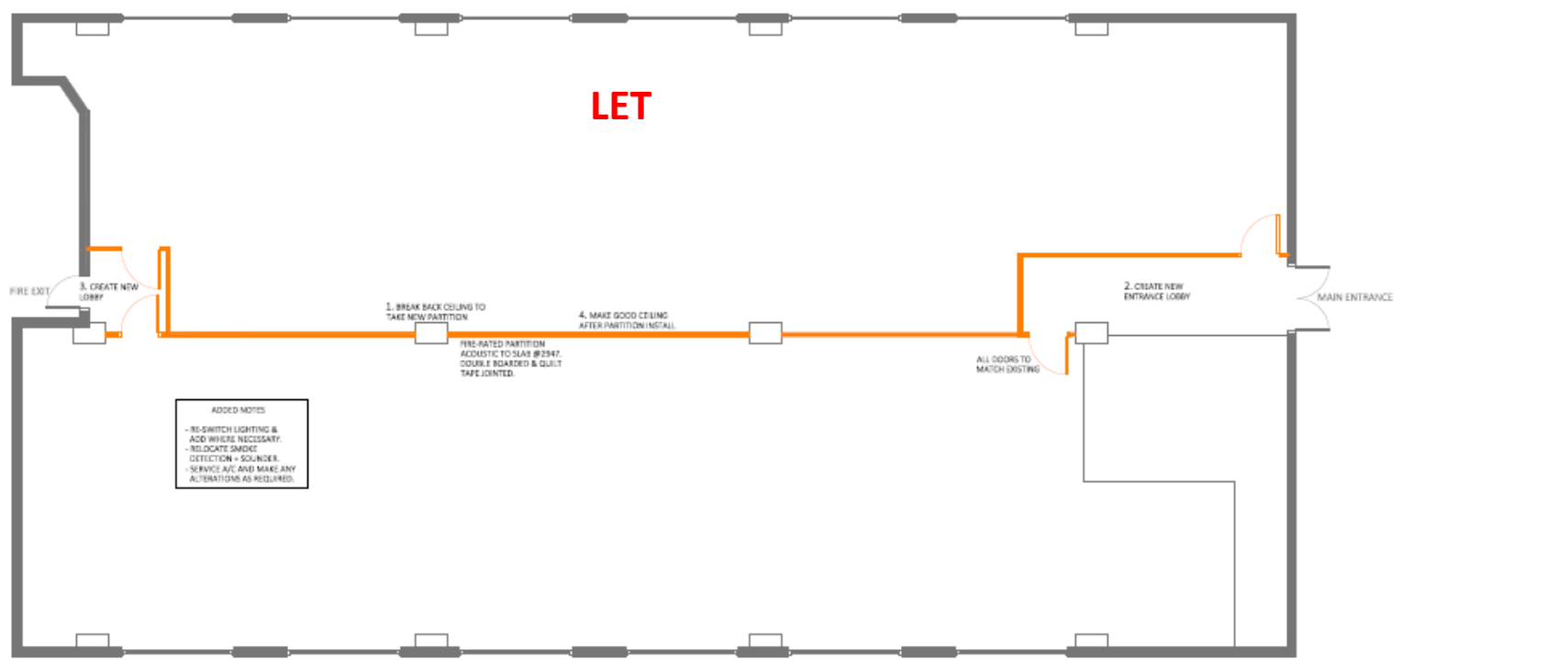


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	CONTACT:	LAURA MILES	SCALE:	1:50	ISS:	AS	4TH FLOOR, GRIFFIN HOUSE, 135 HIGH STREET, CRAWLEY, RH10 1DQ.
	TITLE:	PROPOSED LAYOUT	DRAWN BY:	JORDAN WOODHAMS	DATE:	27/06/2018	

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