

3,483 SQ FT (323.5 SQ M)

**WELL-PRESENTED, TOWN CENTRE OFFICES TO LET
MEDICAL USES AND OTHER USES WITHIN CLASS E INVITED**



12 MONTHS RENT FREE AVAILABLE, STC

**SECOND FLOOR, CROSS KEYS HOUSE
50-52 THE BROADWAY
CRAWLEY
WEST SUSSEX
RH10 1HB**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Cross Keys House is located at the southern end of the Broadway in the heart of the town centre. Crawley Station with direct services to London terminals and Brighton, changing at Three Bridges is located within a few hundred yards to the south, Gatwick Airport by road is located approximately 4 miles to the immediate north. A Google Street View of Cross Keys House and its surroundings is available by entering the property's postcode of RH10 1HB, into Google Maps.

DESCRIPTION

Cross Keys House is a well-presented, town centre office. The available accommodation, which is arranged over the second floor, comprises two open plan office areas, and two separate meeting rooms/private offices. Off-site parking close by is available by separate negotiation, subject to availability.

ACCOMMODATION (NET INTERNAL AREA)

Second Floor 3,483 sq ft (323.5 sq m)

PROPERTY FEATURES

- Separate Meeting Rooms/Private Offices
- Large Kitchen Area
- Ladies & Gents' toilets
- Comfort Cooling (cool/hot)
- Cat II Lighting
- Perimeter Comms Trunking
- Cat 5 wired

RENT

£40,000 + VAT per annum exclusive, payable quarterly in-advance.

LEASE TERMS

The premises are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

There is a service charge of £5.00 per sq ft payable for communal services – further details upon request.

RENT FREE INCENTIVE

The Landlord is offering a rent-free period of 12 months on lease proposals offering two or more years.

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including offices, retail, gymnasium, nursery and medical related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band C (66). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £34,250 (Postcode RH10 1HG). The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £14,796. Interested parties are advised to contact Crawley Borough Council on 01293 438000 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

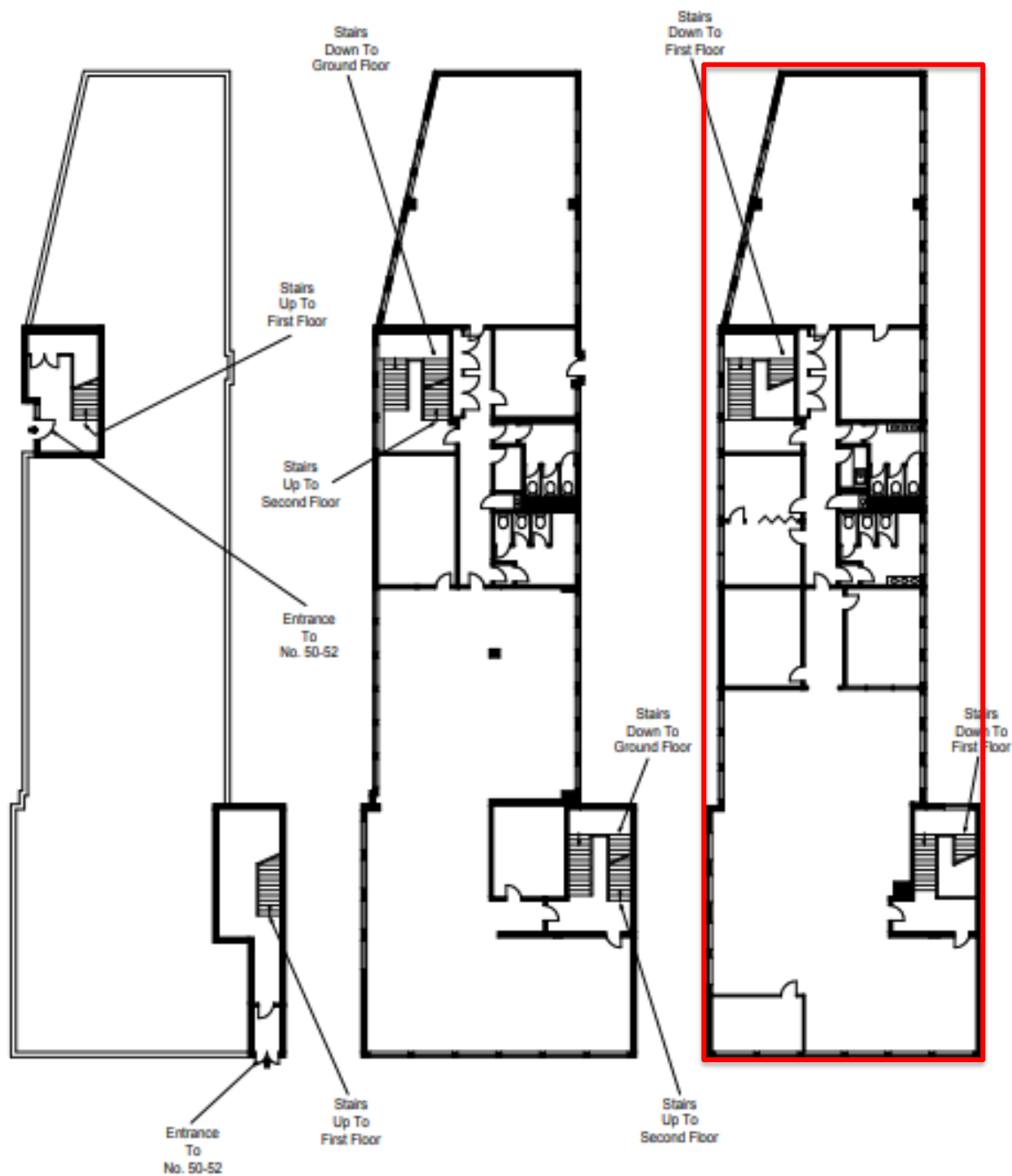
Andrew Algar – Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk







FLOOR PLAN - NOT TO SCALE



GROUND FLOOR ENTRANCE

FIRST FLOOR

SECOND FLOOR

Property Details:

50 - 52
THE BROADWAY
CRAWLEY
RH10 1HD

SCALE

1:250 @ A4

Plans Drawn: 19.10.2016



Surveyed and Drawn By:



Sunnyhill House
3-7 Sunnyhill Road
London, SW16 2UG

Tel: 0845 257 2023

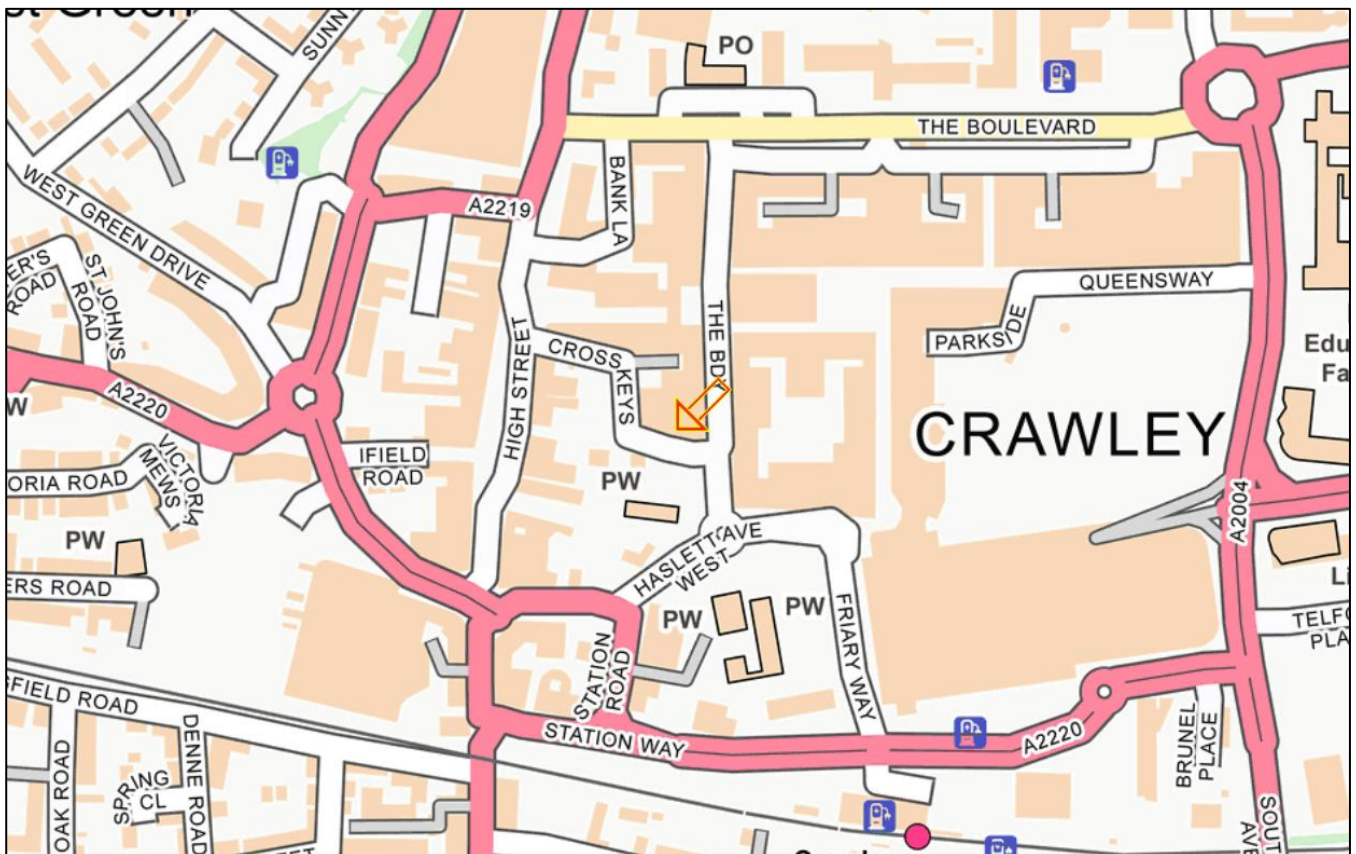
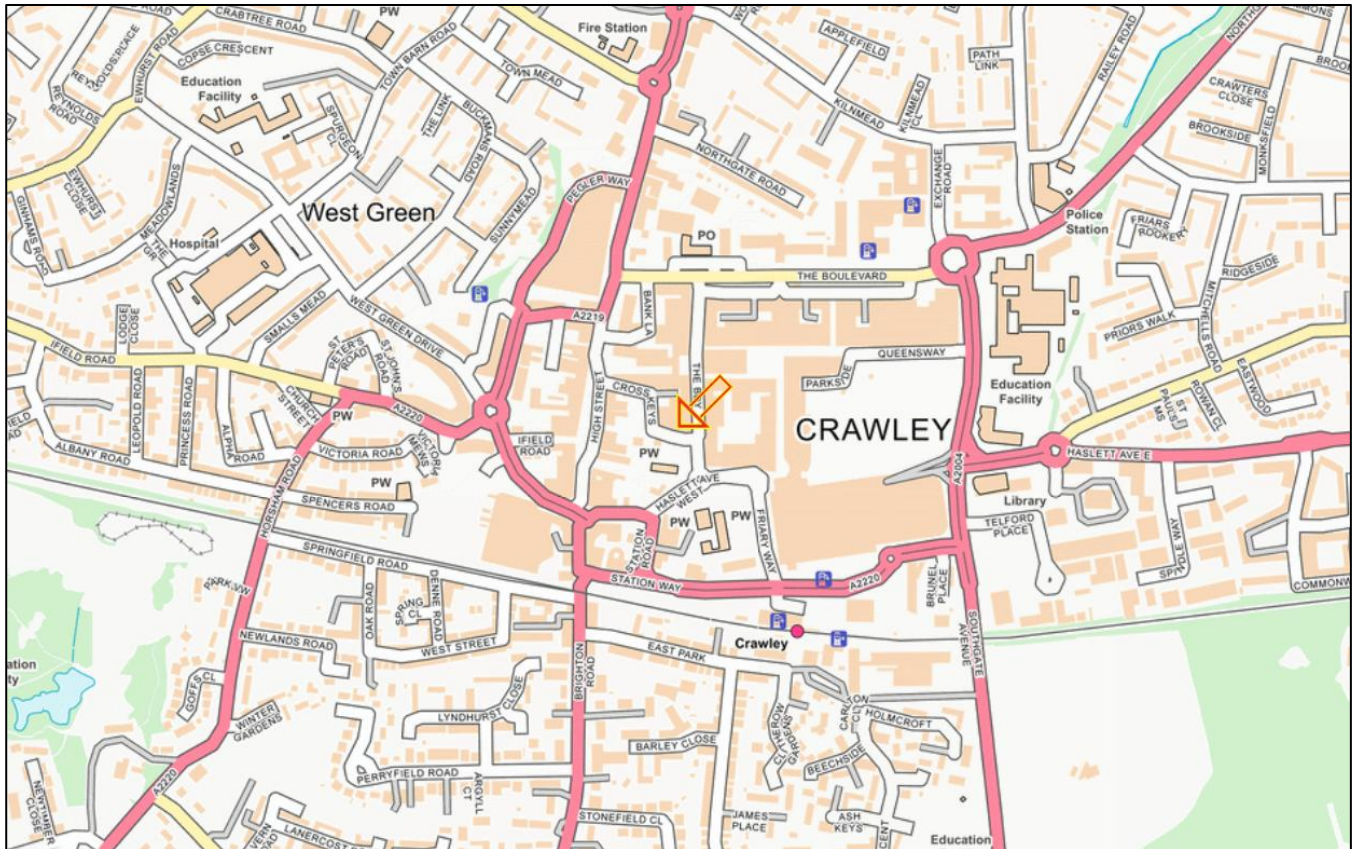
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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.