



**SHW**

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PROPERTY  
WORK  
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**TO LET**

**OFFICE – 7,995 SQ FT (742.8 SQ M)**

**Second Floor Origin One, 108 High Street, Crawley, RH10 1BD**

**DESCRIPTION**

A quality and currently fitted office suite on the second floor occupying a prominent position in the heart of Crawley's Town Centre office area. The suite currently provides a mixture of open plan offices, a meeting room suite, client area and break out spaces in a building that had extensive Landlord refurbishment work some 8 years go. The suite is subject to dilapidations.

**LOCATION**

Occupying a prominent location at the northern end of Crawley High Street, less than 1/2 a mile from the main line rail station. Rail services to London Victoria and London Bridge take approximately 45 mins. Gatwick Airport is approx. 4 miles to the north and J10 of the M23 is 2 miles away. Brighton is 26 miles to the South and the M25(J8) is 12 miles distant.

**ACCOMMODATION (IPMS:3)**

	SQ FT	SQ M
<b>SECOND FLOOR</b>	<b>7,995</b>	<b>742.8</b>

**AMENITIES**

- Air Conditioning
- Raised Access Floor
- Car parking at 1:224 sq ft
- Currently fitted meeting room and partitioning
- Ladies and Gents W/C
- Kitchen accommodation

**RENT**

On application.

**RATES**

The second floor has a rateable value of £113,000 (2023 list).

**SERVICE CHARGE**

£12.15psf (2024)

**VAT**

VAT will be charged on the quoting terms.

**LEGAL COSTS**

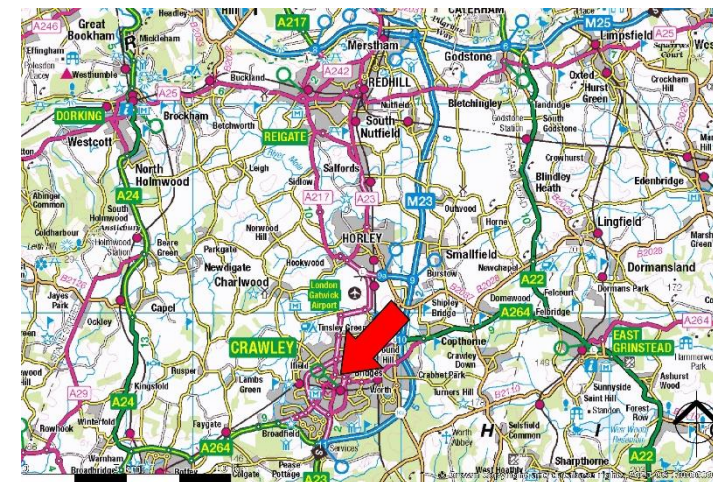
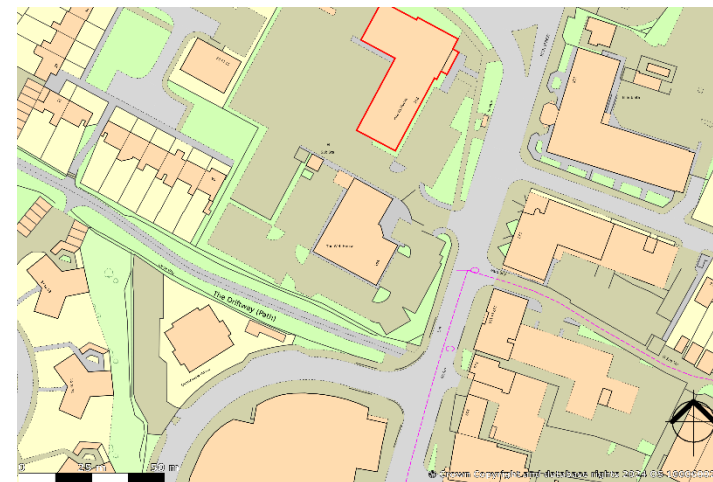
Each party to be responsible for their own legal costs.

**EPC**

26-50

**B**

46 B



**VIEWINGS – 01293 441300**

Laura Thomson

t: 07947 373 275

e: lthomson@shw.co.uk

Adam Godfrey

t: 07889 075 457

e: agodfrey@shw.co.uk



twitter - @SHWProperty

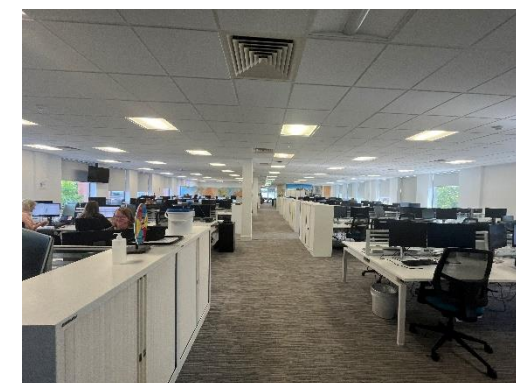
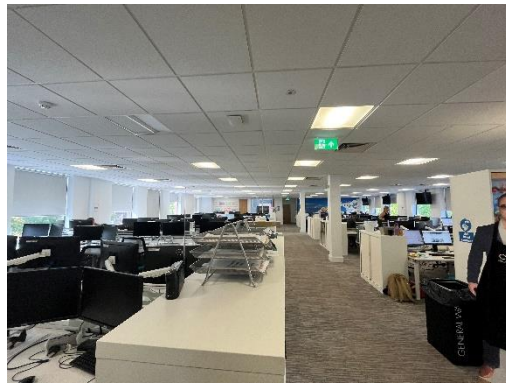


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