

3,483 SQ FT (323.5 SQ M)

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



**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
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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 can be viewed through Google Maps by typing in the property's postcode RH10 1HB.

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.

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 on-line 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 on-line from GOV.UK website portal.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The advertised Rateable Value by GOV.UK is £24,000 (Postcode RH10 1HG). The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £11,979. Interested parties are advised to contact Crawley Borough Council on 01293 438000 to verify these figures or alternatively, this information is available on-line 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

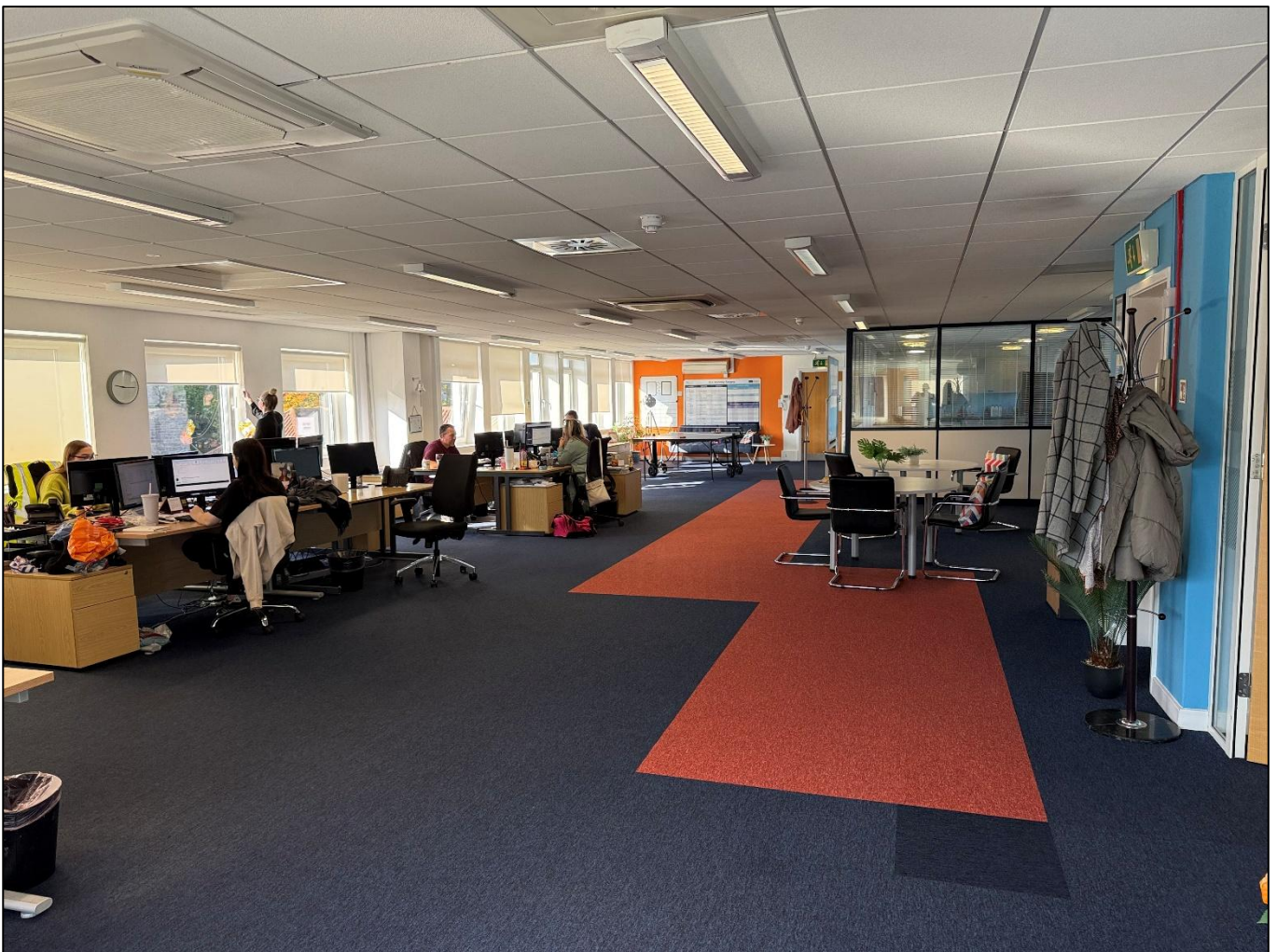
CONTACT

Andrew Algar – Head of Commercial Property

01403 282 519

07868 434 449

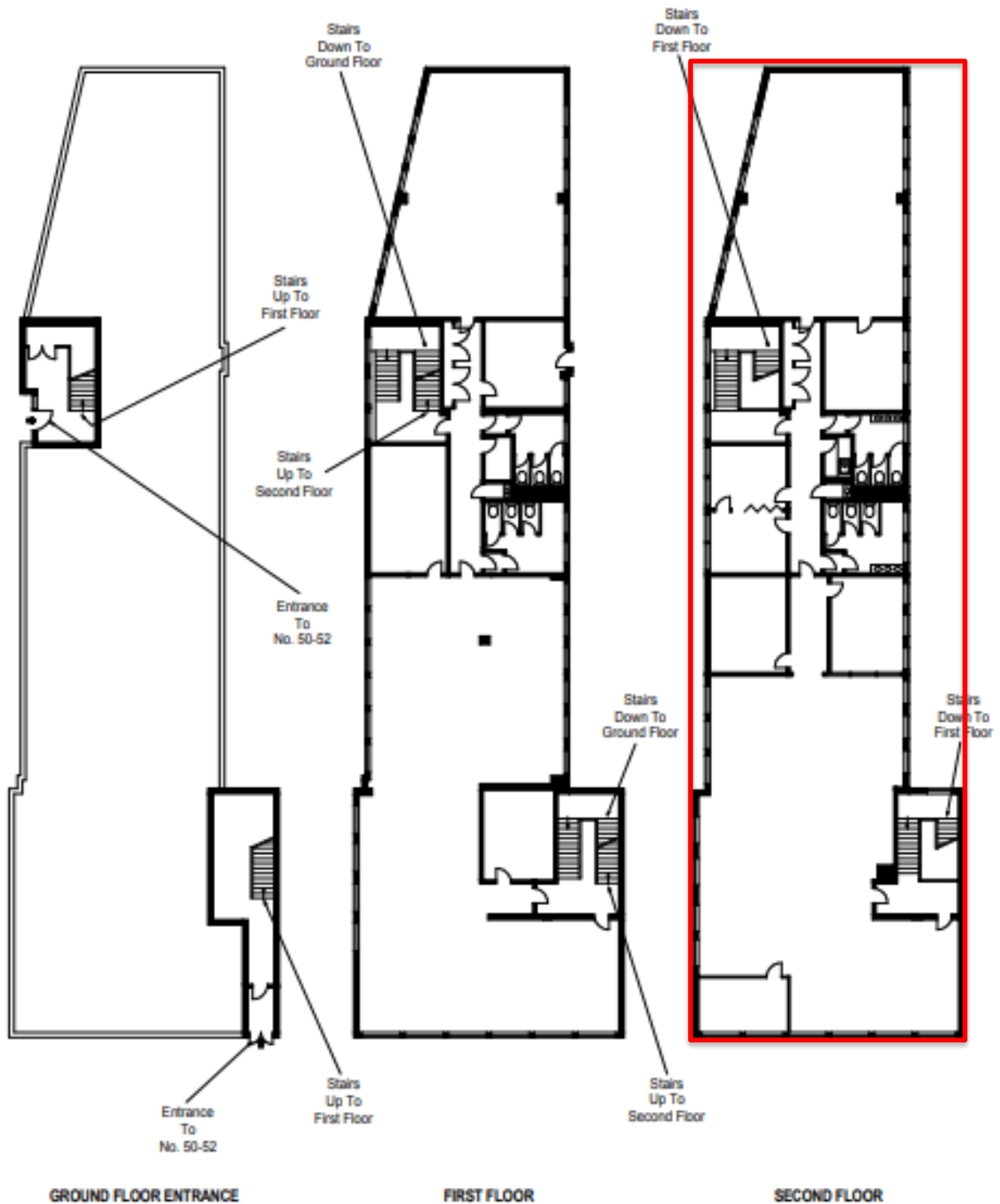
andrew.algar@henryadams.co.uk






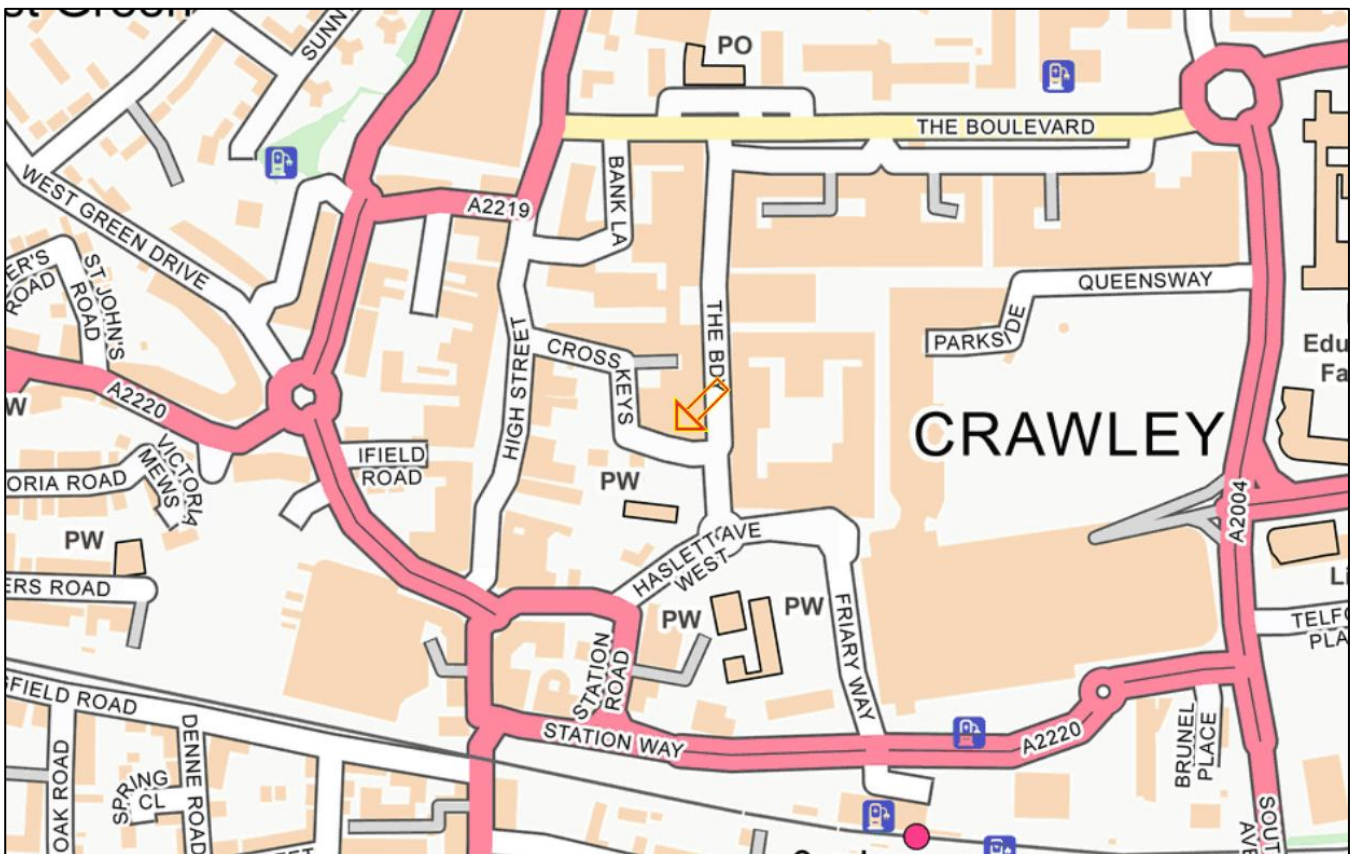
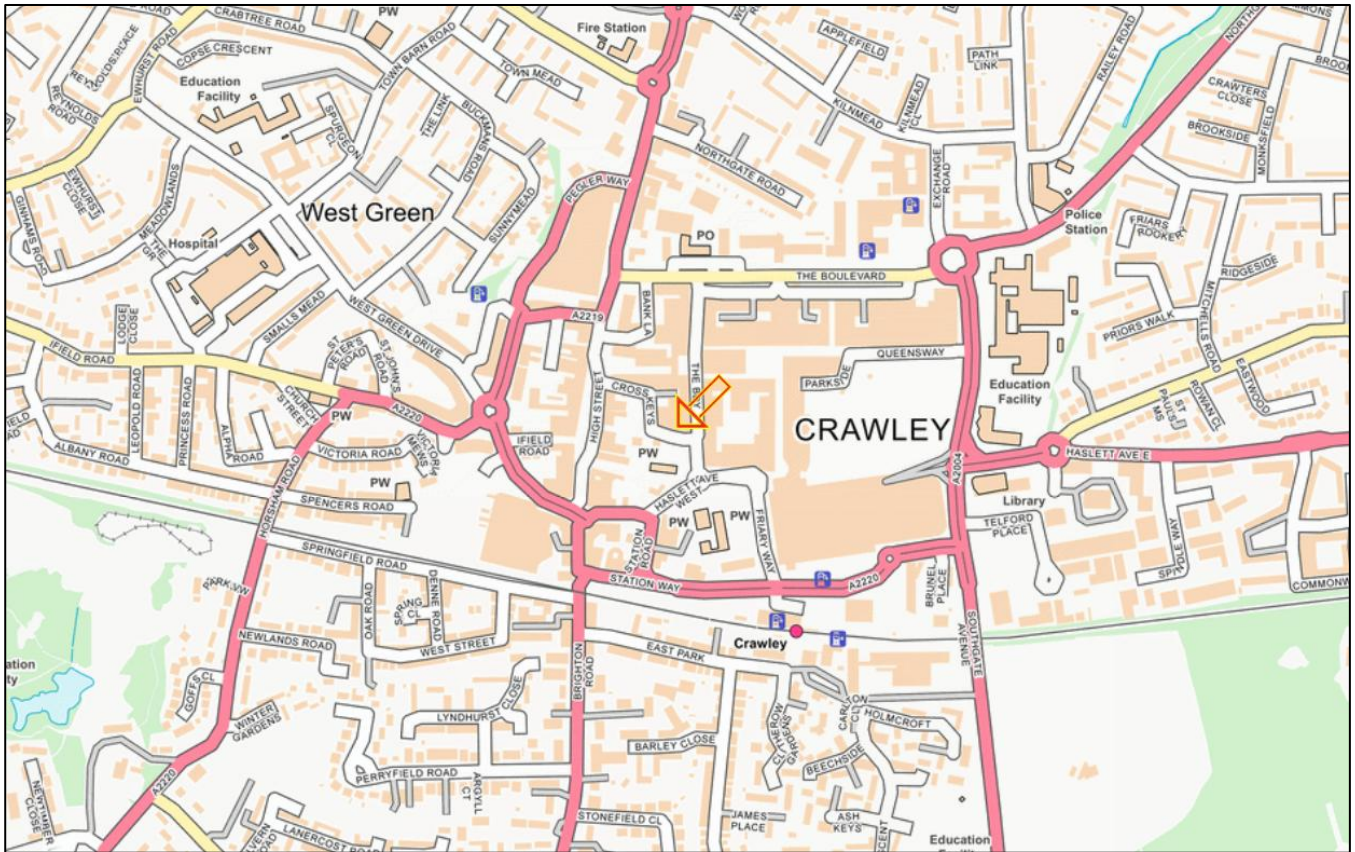


FLOOR PLAN - NOT TO SCALE



<p>Property Details:</p> <p>50 - 52 THE BROADWAY CRAWLEY RH10 1HD</p>		<p>Surveyed and Drawn By:</p> <p>BKR</p> <p>Sunnyhill House 3-7 Sunnyhill Road London, SW16 2UG</p>
<p>SCALE</p> <p>1:250 @ A4</p>		<p>Tel: 0845 257 2023 Fax: 0845 257 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk</p>
<p>Plans Drawn: 19.10.2016</p>		<p>© BKR 2016</p>

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.