



**TO LET**

**OFFICE – 3,090-10,988 SQ FT (287-1,022 SQ M)**

**First Floor Offices, St John's House, High Street, Crawley, West Sussex, RH10 1HS**

**DESCRIPTION**

St John's House is a modern four storey office building benefitting from a prominent frontage on the corner of the High Street and Haslett Avenue West.

The first floor has recently been refurbished back to 'as new' and benefits from a fitted kitchen and enclosed terrace. The space has a high degree of natural daylight. The suite is capable of subdivision to create two suites of 3,090 and 7,836 sq.ft.

NB There are additional suites available in the building to cater for larger requirements, details on request.

**LOCATION**

St John's House is located in Crawley town centre at the top of the High Street. Crawley rail station is approximately 5 minutes' walk away providing direct services to London Victoria and London Bridge, The Fastway bus stop is within a 1 minute walk. Junction 10 of the M23 is approximately a 5 minute drive with Junction 8 of the M25 approximately a 15 minute drive north.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
First Floor	10,988	1,022
<b>TOTAL</b>	<b>10,988</b>	<b>1,022</b>

**AMENITIES / OPPORTUNITY**

- VRV Air conditioning
- Suspended metal ceiling tiles with new LED daylight lighting
- Raised access floor with a floor void of 150mm
- Fully carpeted
- Two x 13 person passenger lifts
- WC and shower facilities
- 32 parking spaces(8 on site)
- Enclosed Terrace
- EV Charging point and Cycle store

**RENT**

On application.

**RATES & SERVICE CHARGE**

RV of £186,000 (2023 List).

Service Charge to cover common areas, details on request.

**VAT**

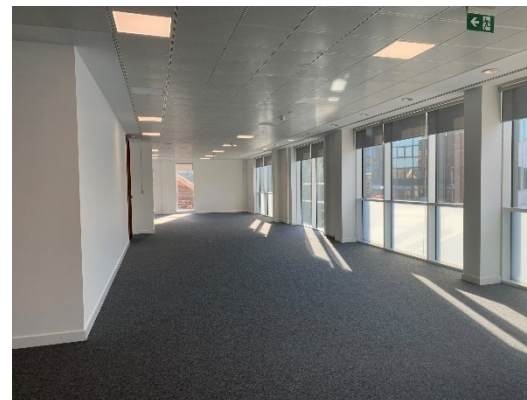
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of B (36).



**VIEWINGS – 01293 441300**

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