

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**TO LET**

**OFFICES (CLASS E) – 5,129 - 10,409 SQ FT (464.5 - 967 SQ M)  
Computacenter House, Gatwick Road, Crawley, West Sussex, RH10 9RD**

**DESCRIPTION**

Computacenter House is a modern detached office building arranged over the ground and first floors with a full-height reception area.

The office accommodation provides predominantly open plan office space with small suites and meeting rooms.

Externally there are 43 parking spaces to the front and rear of the building with grassed areas providing outdoor break space.

**LOCATION**

The building is prominently located on Gatwick Road in the heart of the Manor Royal business improvement district. Three Bridges and Gatwick Airport mainline stations provide access north to London and the South to the Coast.

The Fastway bus service is in regular operation and runs directly along Gatwick Road providing access to town centre, Manor Royal, and onto the airport. The M23 is within 5 mins drive via junction 10 providing access to M25 and A23 to Brighton.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	5,280	490.51
First Floor	5,129	476.48
<b>TOTAL</b>	<b>10,409</b>	<b>966.99</b>

**AMENITIES / OPPORTUNITY**

- Self-contained 2-storey building
- Offices with ability to split by floor
- Alternative uses considered
- Air conditioning
- 43 car parking spaces
- WCs
- Flexible open plan space
- Meeting rooms
- Generous reception area
- Kitchen and breakout areas
- Raised access flooring
- LED lighting
- Central Manor Royal location

**RENT**

£17.50 Per sq ft.

**RATES**

The Rateable Value for the property as of April 2023 is £163,000.

**VAT**

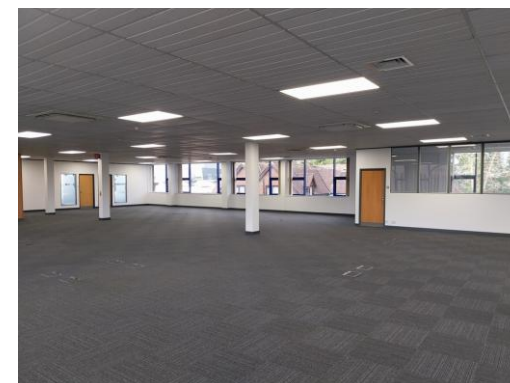
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

B-48



**VIEWINGS**

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