



NEW LOOK

TO LET

**OFFICE – 798 SQ FT (74.13 SQ M)**

First Floor, 54 The Boulevard, Crawley, West Sussex, RH10 1XH

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## Rent | £10,000 PAX Plus VAT

### DESCRIPTION

The first floor is a well presented office with an open plan layout located above the Nationwide Building Society. The office is a bright town centre office accessed via a separate staircase leading to both first and second floor offices.

### LOCATION

Crawley mainline rail station is less than half a mile away, the M23 (J10) is approximately 2.5 miles providing access to the M25 (J7); and Gatwick Airport is about 4 miles to the north. The Boulevard is located close to the main shopping arcade of Crawley town centre

### ACCOMMODATION (NIA)

	SQ FT	SQ M
First Floor	798	74.13
<b>TOTAL</b>	<b>798</b>	<b>74.13</b>

### AMENITIES

- Gas fired central heating
- Perimeter trunking
- WC accommodation
- Town centre location

### RENT

£10,000 PAX

### RATES

We have been verbally informed by the local authority that the premises have a rateable value of £5,700.

### TENURE

A new internal repairing and insuring lease is available on terms to be agreed.

### VAT

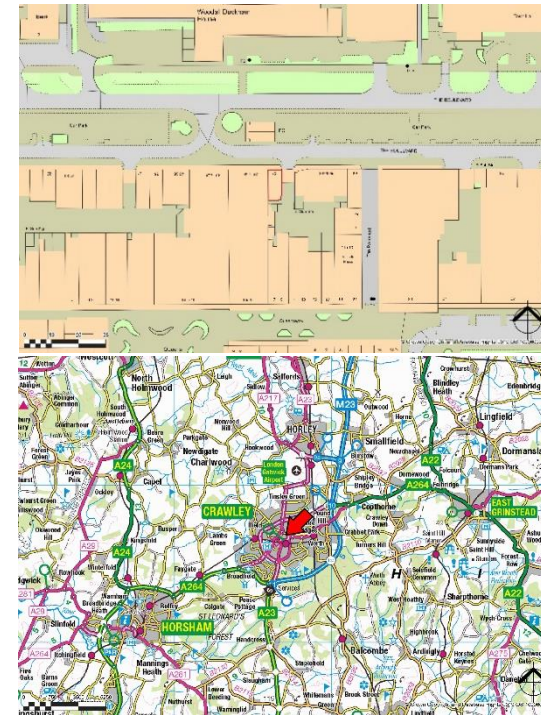
VAT will be chargeable on the terms quoted.

### LEGAL COSTS

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

### EPC

The property has an EPC rating of C.



### VIEWINGS – 01293 441300

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