



SAXON HOUSE, STEPHENSON WAY, CRAWLEY, WEST SUSSEX, RH10 1TN

- **2nd FLOOR OFFICE SUITES TO LET**
- **FROM 718 SQ FT – 1,683 SQ FT**
- **WITH PARKING AND ON FLEXIBLE TERMS**

Colyer Commercial
CONSULTANT SURVEYORS

SAXON HOUSE, STEPHENSON WAY, CRAWLEY, WEST SUSSEX, RH10 1TN

Location

Saxon House is just a few minutes' walk from Three Bridges rail station, with regular services to Gatwick Airport (5 mins), London (35 mins) and Brighton (30 mins). Gatwick Airport is just 3.5 miles to the north and Junction 10 of the M23 is under 2.5 miles away, so by road or rail, you couldn't be looking at a better transport links.



Description

Office space is available immediately in Saxon House – a detached, redecorated three storey office building on the popular Stephenson Way Estate, Crawley.

Featuring a ground floor reception area and parking to the rear.

- Managed support
- Car Parking Spaces
- Air conditioning
- Double glazing
- Central heating
- Entrance security

Availability

We have been informed that the offices have the following approximate net internal floor areas:

Floor	Sq m	Sq ft	
Suite A & B	155.35	1,683	30 person
Unit A	89.74	966	15 person
Unit B	66.70	718	10 person

Terms

To let: £11.50 per square foot on new leases, (subject to terms to be agreed).

Service Charge

There is a service charge for the upkeep of the building with details available upon request.

Business Rates

Small business rates relief available.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £8,600
UBR (2019/2020) 49.1 p in £

If Suites A and B are let separately then the rateable value will need to be re-assessed.

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH THE LETTING AGENTS

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