



## **CRAWLEY BUSINESS CENTRE, STEPHENSON WAY, CRAWLEY, WEST SUSSEX, RH10 1TN**

- **SMALL OFFICE SUITES TO RENT**
- **WITH PARKING AND ON FLEXIBLE TERMS**
- **CLOSE PROXIMITY TO THREE BRIDGES MAINLINE STATION**
- **FROM 2 TO 5 WORKSTATIONS**





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## Location

The offices are just a short walk from Three Bridges station, putting Gatwick Airport five minutes away and central London within 35. Positioned in the heart of the Gatwick Diamond—home to over 45,000 UK and 500 international businesses—Crawley is a prime location for ambitious companies.

You'll also enjoy easy access to local pubs, restaurants, and shops, with the town centre just 15 minutes on foot. Plus, Tilgate Park's scenic lakes, woodland trails, and golf course offer the perfect balance between work and wellbeing



## Description

There is a wide variety of office suites available, furnished to your requirements and ready for immediate occupation or offered unfurnished.

The offices have the following attributes:

- 24-Hour Office Access
- On-Site Car Parking
- On Site Management
- Air Conditioning
- Ultra-fast broadband available- Details on application
- Kitchen Facilities
- High quality, flexible workspaces from single desks to 9+ workstations, just 15 minutes' walk from Crawley town centre.
- An impressive double height entrance and excellent natural light.
- Local amenities within a short walk include a post office, banks, restaurants, shops and Three Bridges mainline station, which provides easy access to Gatwick (5 minutes) and London (40 minutes).
- Adaptable workspace with standard units being suitable for 1 to 9 people that can be easily be combined to accommodate more. We can also offer furnished easy start-ups if required.

## Terms

The suites are available to let on licence or lease agreements. After this, you can continue on a monthly basis at the same fixed price for up to 12 months. Should you wish to leave, we require just one month's notice after the initial 3 month period.

The fixed monthly licence fee includes business rates, service charges, building insurance, utilities, security, maintenance and cleaning of common areas.

## Availability

Please see the current availability and contact us to arrange a viewing. Rent on application.

| Suites                     | Workstations |
|----------------------------|--------------|
| 14 (1 <sup>st</sup> floor) | 5            |
| 16 (1 <sup>st</sup> floor) | 2            |
| 17 (1 <sup>st</sup> floor) | 4            |
| 18 (1 <sup>st</sup> floor) | 3            |
| 21 (1 <sup>st</sup> floor) | 2            |
| 22 (2 <sup>nd</sup> floor) | 5            |
| 24 (2 <sup>nd</sup> floor) | 4            |
| 25 (2 <sup>nd</sup> floor) | 4            |
| 27 (2 <sup>nd</sup> floor) | 4            |
| 31 (2 <sup>nd</sup> floor) | 2            |

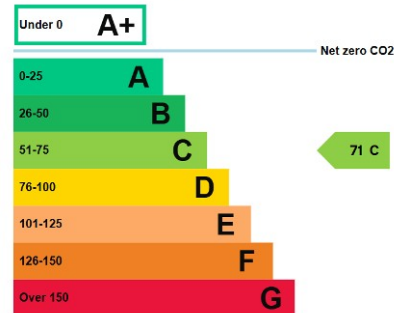


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## EPC

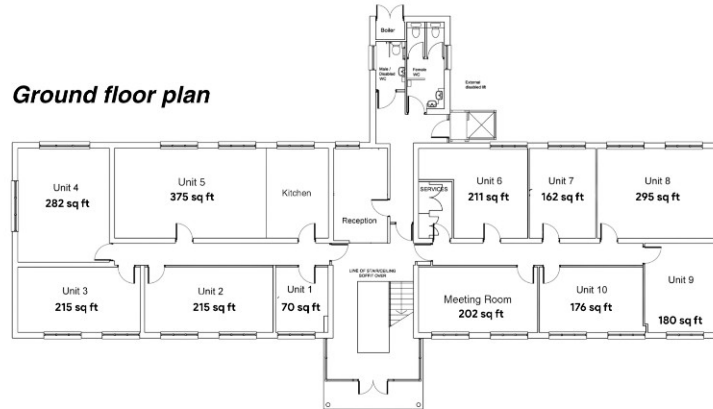
### Energy rating and score

This property's energy rating is C.

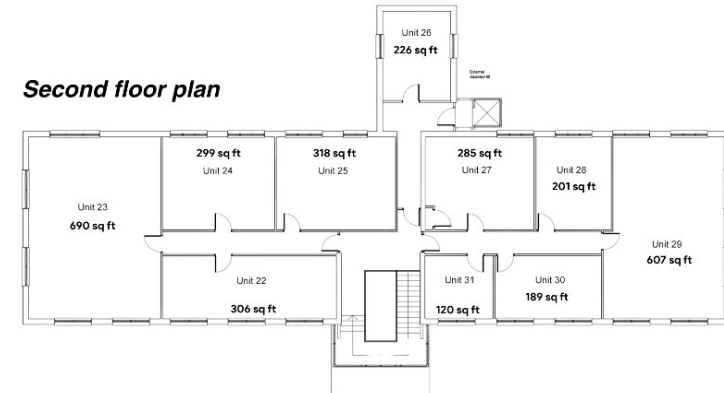


Properties get a rating from A+ (best) to G (worst) and a score.

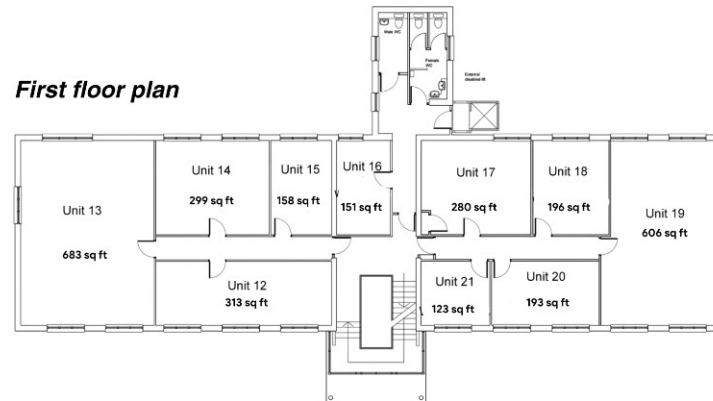
Ground floor plan



Second floor plan



First floor plan



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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