



17 Brighton Road, Crawley West Sussex RH10 6AE

Telephone: 01293 40 10 40

To Let/For Sale: Town centre office building

9 Gleneagles Court, Brighton Road, Crawley, RH10 6AD



The premises comprises a purpose built, an end of terrace (corner) two-storey newly refurbished office building, forming part of a 'courtyard' office scheme of 12 similar style buildings with exclusive parking.

Gleneagles Court is located on Brighton Road, a few minutes walk to the town centre and railway/bus stations.

KEY FEATURES

- Established Business Park close to Crawley town centre
- Refurbished accommodation with air cooling
- Immediately available on new lease
- 7 Private parking spaces
- 1638 sq ft

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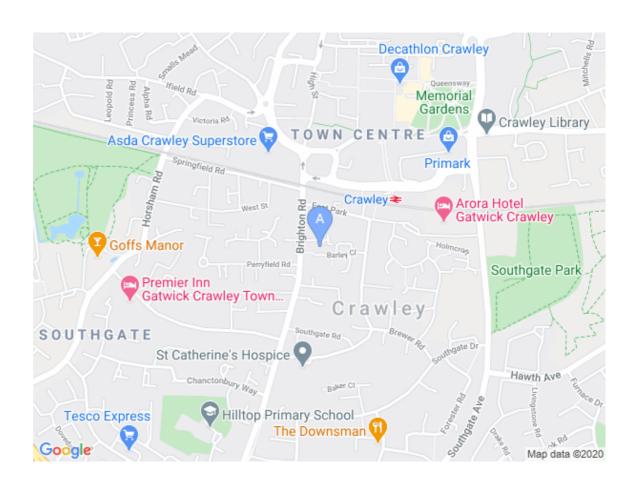
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LOCATION

The property is located at the end of a terrace to the rear of Gleneagles Court, which is conveniently situated, off Brighton Road, close to Crawley town centre. The County Mall Shopping Centre, bus and railway stations are all within a few minutes walk.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Junctions 10 (A264) and 11 (Pease Pottage) of the M23 are approximately 2 miles and Gatwick Airport is approximately 4 miles to the north.







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PROPERTY DETAILS Whole Building 1638 sq ft (152.18 m2) To Let: £26,250 pa

DESCRIPTION A self-contained two storey office building comprising open plan office

accommodation, can be divided into separate office/meeting room, if required.

ACCOMMODATION the approximate net internal floor area measured in accordance with IPMS3-Office

under RICS Property Measurement 1st Edition is calculated as follows:

Ground Floor: 787 sq ft (73.12 m2) First Floor: 851 sq ft (79.06 m2) **Total: 1,638 sq ft (152.18 m2)**

SPECIFICATION

- Air cooling
- · Gas fired central heating
- Double glazed windows
- Newly refurbished/decorated
- New carpet tiles
- Perimeter trunking
- Cat II lighting
- 7 private car spaces

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

Alternatively, consideration will be given to unconditional offers for the freehold

interest with vacant possession. Further information on application.

RENT £26,250 per annum exclusive.

SERVICE CHARGE A service charge will be payable to cover maintenance of the common areas of

the Estate. Further information on application.

EPC Rating D-76 - click here to download

SERVICES Graves Jenkins has not checked and does not accept responsibility for any of the

services within this property and would suggest that any interested party satisfies

themselves in this regard.

BUSINESS RATES Rateable Value: £17,250

Rates Payable: £8,607.75 (2020/21)

Interested parties are advised to contact Crawley Borough Council Tel: 01293

438000 or www.crawley.gov.uk to verify this information.

VAT TBC

Each party to bear their own legal costs involved in the transaction.

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LEGAL FEES

VIEWING ARRANGEMENTS Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS bessant@graves-jenkins.com



Dominic Ryan ryan@graves-jenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.





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