



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

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

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.





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

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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: <i>Ground Floor: 787 sq ft (73.12 m2)</i> <i>First Floor: 851 sq ft (79.06 m2)</i> Total: 1,638 sq ft (152.18 m2) | | | |
| SPECIFICATION | <ul style="list-style-type: none">• 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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