

Prime Freehold Office Investment

Explorer 1 & 2 and Mitre Court



Fleming Way, Crawley
West Sussex RH10 9GT



Explorer 1 & 2 and Mitre Court

Executive Summary

- Crawley is strategically located 48km (30 miles) south of Central London, within close proximity to the M23 (J10) and M25 (J7) motorways.
- The property is prominently located at the junction of Fleming Way and Gatwick Road and forms part of the established Manor Royal Estate which is equidistant from Gatwick Airport and Crawley town centre.
- Explorer 1 & 2 comprise 3,629 sq m (39,025 sq ft) of self contained, 4 storey office accommodation. Mitre Court contains 653 sq m (7,035 sq ft) of office accommodation set over 2 floors.
- The property is fully let on institutional lease terms to tenants including Grant Thornton Property Nominees and Amey OWR Ltd.
- Low base rents ranging from £129.17 per sq m (£12.00 per sq ft) to £192.57 per sq m (£17.89 per sq ft).
- Offers in excess of **£7,650,000 (Seven Million, Six Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT which reflects an attractive net initial yield of **8.48%** with the potential benefit of a minimum fixed increase in 2016.

