



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

For Sale: Modern freehold office building

XL House, Unit 2 Mill Court, Spindle Way, Crawley, RH10 1TT



Of interest to owner occupiers, investors & developers

A modern two storey (plus converted attic offices & ancillary accommodation) office building within a courtyard development of similar style buildings. The property has been refurbished & converted to provide excellent quality managed office accommodation to small & medium sized businesses, on short term licence agreements. Available with vacant possession or benefit of managed offices business with existing tenancies

KEY FEATURES

- Rare opportunity to acquire freehold office building
- Available as going concern with existing business/name etc, or vacant possession
- Close to good transport links & town centre amenities
- 4626 sq ft

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LOCATION

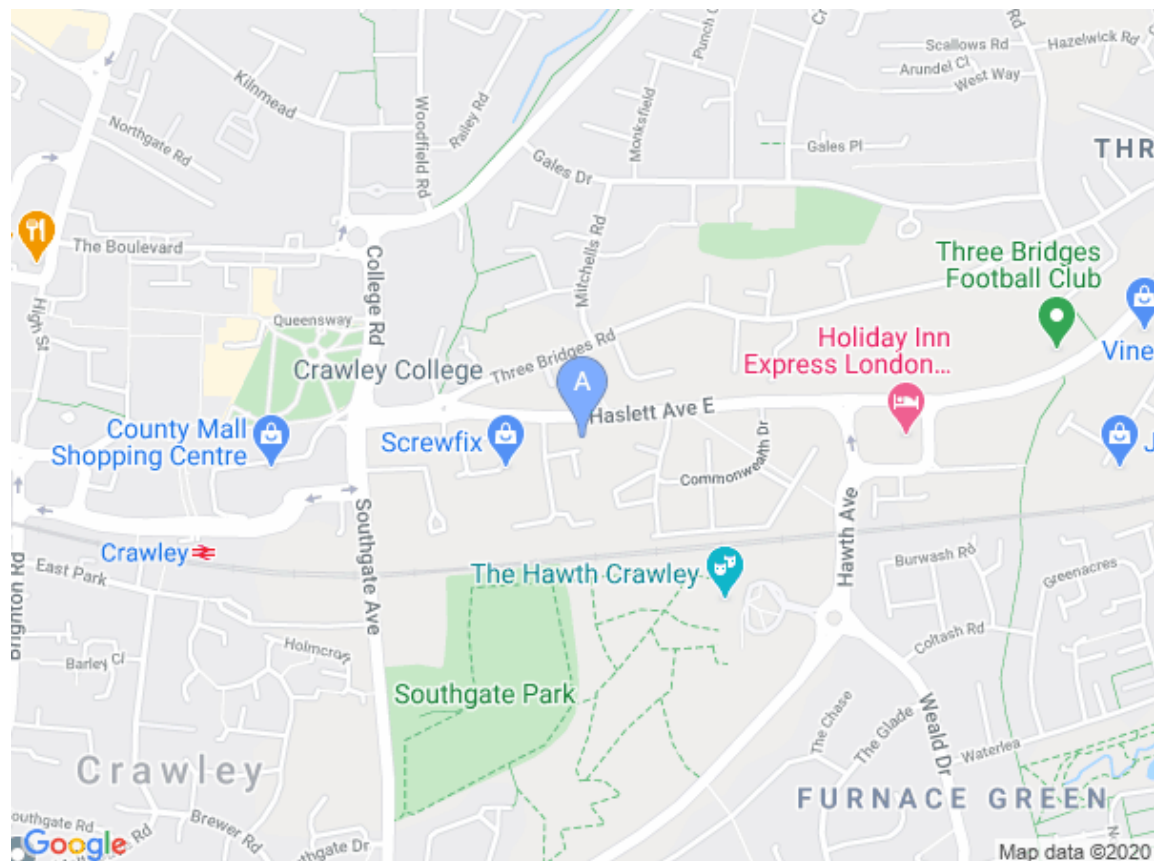
Mill Court is located in Spindle Way just on the eastern edge of Crawley town centre, just off Haslet Avenue (A2220) linking Crawley town centre with Three Bridges.

The town centre's extensive shopping facilities, bus terminal and railway station are within a short walking distance. Junctions 9 and 10 of the M23 are approximately 3 miles and 1.5 miles distant respectively and Gatwick Airport is approximately 3 miles to the north. Three Bridges railway station is approximately 1 mile to the east.

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.

[Title Plan - click here to download](#)

[Land Registry Title - click here to download](#)





XL House, Unit 2 Mill Court, Spindle Way, Crawley, RH10 1TT

| | | | | |
|-----------------------|---|------------|-------------|------|
| PROPERTY DETAILS | Whole Building | 4626 sq ft | (429.77 m2) | £POA |
| DESCRIPTION | <p>A self-contained building comprises a good range of bright, good quality flexible offices with ancillary accommodation laid out over three floors (including converted office space), well maintained by the present owners and with 16 designated parking spaces to the front of the premises.</p> <p>The current owner operates a 'managed offices' business providing various suites catering for 1 to 14 persons, plus ancillary accommodation, including Board Room/Meeting Room, kitchen/lounge area, etc. The Business can be included in the proposed sale as a going concern if required. Available with all furniture/fitting /equipment suitable for ongoing business. Further details on application.</p> <p>Further information on current occupancy, income, etc on application.</p> | | | |
| ACCOMMODATION | <p>The approximate net internal floor areas are:-</p> <p>Ground Floor: 1,942 sq ft (180.43 m2) First Floor: 1,930 sq ft (179.30 m2) Second Floor: 754 sq ft (70.05 m2)</p> <p>TOTAL: 4,626 sq ft (429.78 m2)</p> | | | |
| AMENITIES | <ul style="list-style-type: none">• Gas fired central heating• Fitted kitchen and kitchenette• Supplied with 100MB on 1000MB barer internet feed• Cat 5 cabling/ports throughout building• Double glazed windows• Separate male/female WC• Disable WC• Shower room• 18 designated parking spaces | | | |
| TERMS | <p>The property is offered freehold; with the benefit of the existing business as a going concern, partially let (on short term tenancies) or with vacant possession.</p> | | | |
| PRICE | <p>Offers are invited in excess of £875,000, plus VAT.</p> | | | |
| ESTATE SERVICE CHARGE | <p>Currently £1,950 per annum payable. Further information on application.</p> | | | |
| EPC | <p>Rating 'B' (47) - click here to download</p> | | | |
| SERVICES | <p>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.</p> | | | |



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BUSINESS RATES

Rooms are currently individually accessed. For further details go to the VOA website <https://www.gov.uk/correct-your-business-rates>

VAT

VAT will not be applicable.

LEGAL FEES

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS
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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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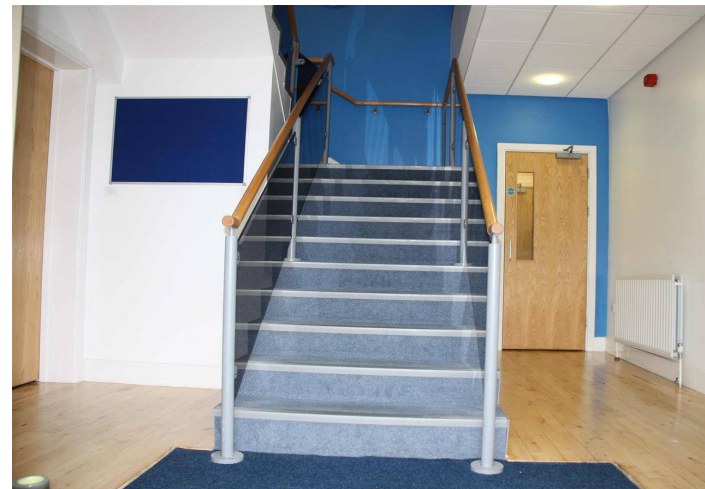
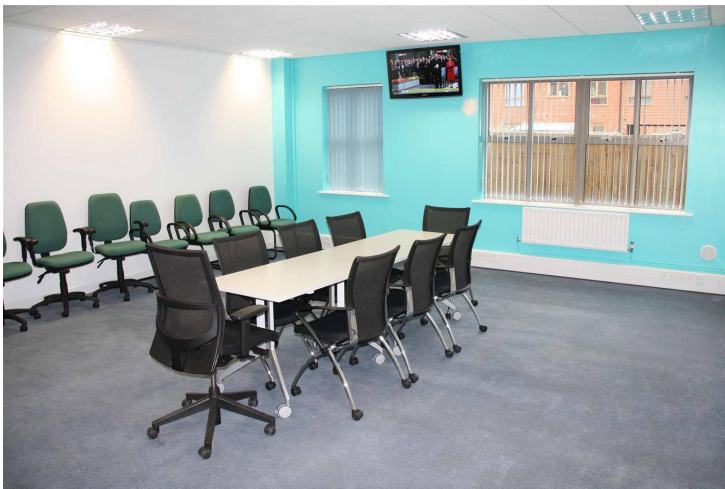
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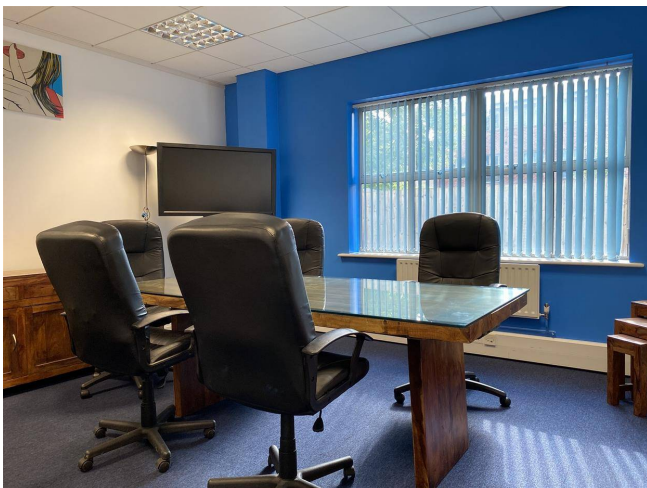
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