



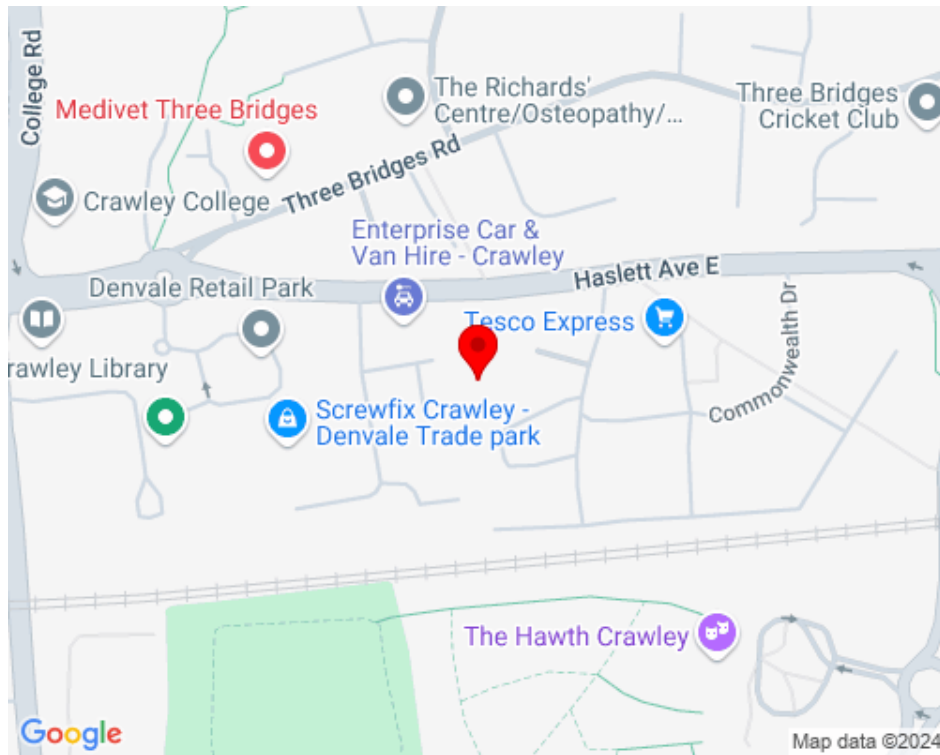
graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



XL House, Unit 2 Mill Court, Spindle Way, Crawley RH10 1TT  
FOR SALE: MODERN OFFICE BUILDING - 4,626 SQ FT (429.78 M2)

# 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

## Description

### 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.

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.

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.

Further information on current occupancy, income, etc on application.

## 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

## Accommodation

The approximate net internal floor areas are:

Ground Floor: 1,942 sq ft (180.43 m<sup>2</sup>)

First Floor: 1,930 sq ft (179.30 m<sup>2</sup>)

Second Floor: 754 sq ft (70.05 m<sup>2</sup>)

**Total: 4,626 sq ft (429.78 m<sup>2</sup>)**

## Amenities

- 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

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.



## Price

Offers are invited in the region of **£800,000 (Eight Hundred Thousand Pounds)**

## Estate Charge

Currently £1,950 per annum payable. Further information on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating B - 47

## 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 payable on the terms quoted.

## 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.









GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Thomas Neal

01293 401040  
07402 029513  
neal@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE