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9 Gleneagles Court, Brighton Road, Crawley RH10 6AD  
FREEHOLD INVESTMENT OPPORTUNITY: TOWN CENTRE OFFICE BUILDING - 1,638 SQ FT (152.18 SQ M)

# 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.



## Description

The premises comprises a purpose built end of terrace (corner) two-storey office building, forming part of a 'courtyard' office scheme of 12 similar style buildings with designated parking for 7 cars.

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

## Key Features

- Established Courtyard office development
- Crawley town centre close by

## 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 sq m)

First Floor: 851 sq ft (79.06 sq m)

**Total: 1,638 sq ft (152.18 sq m)**

## Amenities

- Air cooling
- Gas fired central heating
- Double glazed windows
- Perimeter trunking

- Cat II lighting
- 7 designated car parking spaces

## Terms

For sale freehold subject to the existing tenancy. Further information on application.

## Lease

The property is let to Get Skills Employment & Training Ltd on a full repairing and insuring lease for a term of 6 years from 1 June 2021 at a rent of £23,000 pax (subject to an upward only rent review on 1 June 2025). The lease provides for a tenant's only break option on 1 June 2025.

## Tenant Covenant

The tenant Company (an Employment Placement Agency) was incorporated on 23 November 2009 and has a Experian score of 99 (Very Low Risk). Company Registration No: 07083532

## Guide Price

Offers are invited in excess of £345,000. At this level the gross initial yield will be circa 6.6%. Guide 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

EPC to follow.

## Business Rates

Rateable Value: £19,500

Rates Payable: £9,730.50 (2024/25)

## VAT

VAT will be applicable.

## Legal Fees

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

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







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